

Delegated Report		Expiry Date:	02/09/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
99 Fordwych Road London NW2 3TL		2014/4060/P			
Proposal(s)					
Dormer roof extensions at front and rear.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice			Site notice	14/7/14	4/8/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	8/7/14	29/7/14	25	3	
Consultation responses (including CAACs):	3 responses received including one from Fordwych Residents Association <ul style="list-style-type: none"> Not clear what materials are being used – important that extensions do not detract from the character of the road Concerns relating to rubbish bins 				
Site Description					
The site is a semi-detached property on the north side of Fordwych Road (close to the junction with Mill Lane). The property does not fall within a conservation area and is not listed.					
Relevant History					
32713: Change of use involving works of conversion including the insertion of a velux roof-light to form 4 self-contained flats. <u>Granted</u> 06/10/1981					
Relevant policies					
LDF Core Strategy and Development Policies					
CS1 (Distribution of Growth)					
CS5 (Managing the Impact of Growth and Development)					
CS14 (Promoting High Quality Places and Conserving Our Heritage)					
DP24 (Securing High Quality Design)					
DP26 (Managing the Impact of Development on Occupiers and Neighbours)					
Camden Planning Guidance					
London Plan 2011					

Assessment

Proposal: Permission is sought for a roof extension to the 2nd floor flat. The roof extension would consist of dormers at the front and rear. The dormer roof extension would allow the two existing bedrooms within the roof to be enlarged.

Revision: Following officer concerns the front dormer (1.84m wide) has been reduced in width and would only have 2 sash windows whilst the rear dormer would be wider (2.68m) with 3 sash windows.

Assessment:

Design: The host property has an existing side dormer which would be retained. The additional dormers at front and rear are of an appropriate size and the separation between the roof eaves (more than 1.4m) and ridge (0.4m) is acceptable. The windows are in line with the windows on the lower floors. The proposed sash windows are in keeping with the host property. The position and size of the proposed dormers are in accordance with Camden Planning Guidance CPG1 Design.

Amenity: The dormers do not raise any amenity concerns in respect of overlooking or loss of privacy.

Recommendation: Grant planning permission