

Delegated Report		Analysis sheet	Expiry Date:	19/08/2014
		N/A	Consultation Expiry Date:	06/08/2014
Officer			Application Number(s)	
Mandeep Chagger			2014/4129/P	
Application Address			Drawing Numbers	
9 Dartmouth Park Road London NW5 1SU			Please see draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension containing a new kitchen/dining room and utility room at upper ground floor level and creating new self-contained one double bed flat on lower ground floor.				
Recommendation(s):		Refused		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The proposal was advertised in the Ham & High on the 24/07/2014 and site notices was erected on the 17/07/2014. Three responses were received with the following comments below:</p> <ol style="list-style-type: none"> 1. This work would adapt the house more usefully to modern requirements. The inadequacy of the present arrangements mean that much of the present accommodation is wasted space while other parts are compressed uncomfortably. 2. The proposal are a sensitive and beautiful extension to the existing house, they will be all but invisible from the public realm due to the existing pavement tree. 3. The terrace on ground floor will result in intrusiveness, loss of privacy and noise disturbance. 4. The stairs to the garden could readily be adapted to facilitate the access to outside space which the terrace is supposed to provide. 5. The roof terrace would be situated very close to the only window of our main bedroom which is on the first floor at the rear of No.1 Dartmouth Park Road. 6. Users of the terrace will be able to look directly down into our garden, sitting room spoiling its privacy. 7. The screen on the right hand side of the terrace would limit visibility to our house from the terrace and would be obtrusive and unattractive and result in loss of light. 8. The extension is very large. It appears from the plans that it will jut out much further than any other rear extensions on the road. If this is right, the size is out of proportion with neighbouring houses in this conservation area. <p>Officer comment: The above comments are addressed in the main body of the report.</p>					
CAAC/Local groups* comments: *Please Specify	Dartmouth Park CAAC - No objection, suggest replacement with native tree.					

Site Description

The application site is located to the western side of Dartmouth Park Road and comprises a four-storey, four bedroom, semi-detached property, located within the Dartmouth Park Conservation Area. The ground floor is raised above semi basement. The streetscene comprises semi-detached properties as well as properties grouped in threes.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 (Providing quality homes)

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 Design (2011)– chapters 1, 2, and 5

Camden Planning Guidance 2 Housing (2011) – chapters 1, 2, 4 and 5

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

London Plan 2011

London Plan SPG Housing 2012

National Planning Policy Framework 2012

Assessment

1. Proposal

1.1 The proposal is for a lower ground and ground floor side/rear extension with a roof terrace. The lower ground floor extension would be 3.086m high with a flat roof and 1.35m deep to match the depth of the adjoining neighbour's side extension. The extension would extend of the rear elevation of the main building by 6.515m, 4.602m wide and 4.755 high with a flat green roof. This extension would have a door on the rear elevation of ground floor extension with a steps leading to the garden. The kitchen extension would have a large corner window. The extension would abut the side boundary. The existing side building would be demolished.

1.2 The proposal would comprise a two bedroom flat on the lower ground floor with a separate entrance at the side for carers and staff and outdoor amenity space. A kitchen/dining and utility room are proposed for the main house.

1.3 The roof terrace to ground floor extension would be accessed via the proposed kitchen/dining room and would have a privacy screen along the boundary and an obscure glazed balcony.

2. The main issues are:

- Design and character and appearance of the conservation area.
- Standard of accommodation
- Adjacent residential amenity.
- Transport

3. Design and character and appearance of the conservation area.

3.1 Policy DP5 relates primarily to developments of self-contained houses and flats for general needs (use class C3). It will be used when assessing schemes to reconfigure or subdivide residential properties. Policy DP24 expects alterations and developments to be of the highest standard of design. Policy DP25 permits development in conservation areas that preserves and enhances the character and appearance of the area. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible.

3.2 The extension would need to be subordinate to the main house and should not extend beyond the original side wall of the building. As such, the side extension, by reason of its size at 1.5 storeys is unacceptable.

3.3 In addition, Dartmouth Conservation Area Appraisal and Management Strategy states there are many interesting historic rear extensions, many of which are exposed to public views from the surrounding streets. The Council will resist the loss of soft landscaping and original boundary walls and railings. Furthermore, gaps between buildings represent an important established feature of relief in an otherwise densely developed environment. The plans have been amended following pre-app advice and now show a new timber fence and gate that has been reduced in height.

3.4 Consideration should also be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zones of these trees if proposing building or excavation works to a property in the Conservation Area. The Tree Officer has commented the staircase would encroach into the RPA of Tree T1 and no information has been submitted to demonstrate how this will not adversely affect T1.

4. Standard of accommodation

4.1 The proposal is for a carer's flat associated with the use of the main house, but that it needs to be assessed on the basis that it could be self-contained in the future. Camden's Planning Guidance, CPG 2: housing sets a minimum internal floorspace standard for three person self-contained dwelling to be 61 sq.metres. The proposal is for one double bedroom and a second single bedroom/study and the floorspace has therefore been calculated based on a three person self-contained dwelling. The proposed studio flat is approximately 75 sq.metres, in compliance with the guidance and therefore would be acceptable.

4.2 The proposal would provide a generously proportioned family home, and the overall floorspace and room size of the four bedroom dwelling would comply with both the London Plan and Camden Planning Guidance. The house would be dual aspect with good access to natural light and ventilation, and a reasonably sized garden.

4.3 The plans show a shared garden serving the proposed flat and the existing main house.

5. Residential Amenity

5.1 The side extension would have a height of 4.755m high and extend to the rear of the property. No.7 Dartmouth Park Road does not have any windows on the ground floor of the side elevation and has a two storey rear extension. As such, it is considered there would be no impact on this neighbouring property by way of loss of privacy, loss of outlook or loss of sunlight.

5.2 The proposed roof terrace extends approximately 1.3m deep and would be above the lower ground floor extension adjacent to the boundary with No.11. A privacy screen would be erected and there would be oblique views from the terrace to neighbouring properties gardens. Furthermore, the overlooking from the proposed terrace would not be much worse than the overlooking from the existing rear windows to justify refusal on amenity grounds.

6. Transport

6.1 In consideration of Policy DP18, the Council will expect development to be car free in areas such as Central London and other areas with Controlled Parking Zones (CPZs) which are highly accessible by public transport. The site has a PTAL of 4 (moderate) and is located in the Dartmouth Park Hill Parking Zone (CAH) which has a ratio of parking permits to spaces of 0.73. Within this context, in accordance with Policies DP18 and DP19, if the application was recommended for approval, the 1 new residential unit should be made car free. Therefore, in the absence of this the lack of a section 106 agreement for it to be car free becomes a reason for refusal, albeit one that can be addressed.

Recommendation: Refuse permission on design grounds, the impact to trees, and the lack of a section 106 agreement for the unit to be car free.