

Delegated Report		Analysis sheet		Expiry Date:	24/10/2014
		N/A / attached		Consultation Expiry Date:	01/10/2014
Officer			Application Number(s)		
Katrine Dean			2014/5493/P		
Application Address			Drawing Numbers		
Ground Floor Flat 4 St. Cuthberts Road London NW2 3QL					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey side extension and new boundary fences					
Recommendation(s):		Grant subject to Conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	One objection was received from the neighbouring property to the rear of the application site at 8 Kingscroft Road rising concerns relating to loss of daylight, overlooking, potential damage to boundary wall and the proposed bin positioning possibly attracting vermin.					
Officer comments:	<p>The extension would be single storey and located far enough away from the neighbouring property not to cause any negative impact in terms of loss of daylight/sunlight. The side/rear of the property is well screened by a brick wall and therefore there would be no increase in overlooking associated with the development.</p> <p>The assertions that the extension would damage the boundary wall and/or attract vermin are both hypothetical assumptions and do not constitute material planning considerations.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is located on St Cuthbert's Road in Kilburn Neighbourhood Renewal Area (residential) and relates to a two and a half storey dwelling, which has been subdivided into flats. The flatted building is finished in white render and red roof tiles. The rear curtilage is bounded by a brick wall and the side is bounded by a timber fence.

Relevant History

PW9802591 - Use of the property as four self-contained flats. Certificate of Lawfulness for an existing use was granted on 05/11/1998.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the erection of a single storey extension to the side of the ground floor flat. The extension would cover 36m², have a flat roof and reach a height of 3.1m. It would be finished in render matching the existing house and facing brick to basecourse. A 2m high close board timber fence would also be erected to the side of the property. A patio would also be formed at the side, which would include the construction of a retaining wall, which would contain planting around the boundary at the side and the rear perimeter.

Design

The extension would be set back from the front building line of the dwelling and would be no taller than the porch at the front. It would be subordinate to the main building and would have no negative impact on the building's architectural integrity. The proposal therefore complies with CPG1.

Amenity

Any potential overlooking of the habitable windows at 2 St Cuthbert's Road would be screened by the fence and the proposed planting along that south-eastern boundary. Any overlooking from the study window at the rear would be screened by the brick wall, thereby negating any privacy issues with number 8 Kingscroft Road. In terms of daylight and overshadowing, there would be no/little difference in the amount of daylight/sunlight received at the surrounding neighbouring properties, because the shadow cast by the mass of the existing dwelling would predominate any overshadowing/daylight impact caused by the proposed extension. Adequate external amenity space would remain at the flat. There are no other issues with amenity. The proposal is therefore acceptable in terms of CPG6.

Recommendation

Having given consideration to the above assessment it is considered that the proposal complies with the policies and guidance of the Council and should be granted subject to conditions.