

Assessment

1.0 Proposal

- Demolish existing rear conservatory and replace with new single storey rear extension including Green – Sedum roof plus rooflight and detached studio building with Green – Sedum roof in rear garden.

- 1.1 The key issues a] Design and impact on the appearance of the host building and on the character and appearance of the conservation area; b] amenity and c] impact on trees
- 1.2 The submission of an Arboricultural Report was requested by officers to address the proposed impact on trees within the site and shared boundaries of neighbouring rear gardens. The report was further revised to address officers concerns.
- 1.3 The applicant was advised to provide details of the Green-Sedum roof for assessment.

2.0 Design

Rear extension

- 2.1 The host building has an existing single-storey extension (similar to no.10) with brick finish at the rear garden level, which includes a roof terrace to the upper ground floor occupants. The existing conservatory extension abuts the brick extension and it has glazed elevations and glazed mono-pitch glazed roof has dimensions of approximately 3.4m (w) x 2.6m (d) x 2.4m & 2.7m (h); 8.84sqm floorspace.
- 2.2 The proposed replacement single-storey extension would have an increased width and depth than the extension, however, it would not be full-width as it is setback from the shared boundary on the south side. It measure approximately 4.75 (w) x 4.75 (d) x 2.9 (h); 22.56sqm in floorspace. The proposed extension would be aluminium framed double glazed fixed units plus double glazed sliding doors; part rooflight and part Sedum green roof. The proposed replacement extension would align with the depth of the approved extension at no.10. The proposed extension would be of light-weight appearance and in terms of design, scale and proportion and use of materials subordinate to the main host building and is considered acceptable.
- 2.3 The applicant has submitted the Green -Sedum roof details in respect of the proposed rear extension for consideration; and officers considered these as acceptable.

Studio out-building

- 2.4 The proposed Studio building measure approximately 10.2sqm (2.6m (w) x 3.85m (d) x 2.9m (h); and would be located at the south-east corner of the garden adjacent mature shrubbery. It would comprise timber cladding and glazed openings limited to the north and west elevations plus green Sedum roof. Owing to mature shrubbery and trees along the shared boundaries it would be fully screened from view from the public realm and some private views. The proposed extension is smaller than the approved garden building at no.10, which measure 30.4sqm.
- 2.5 The rear garden measure approximately 86sqm; and based on the garden and building sizes, the footprint of the garden Studio would represent (11.80%) 12 percent of the garden area.
- 2.6 In this regards, it is considered that the proposed garden Studio would be in compliance with Camden Planning Guidance which advises that development in rear gardens should ensure that the siting, location, scale and design of the proposed development has minimal visual impact, and is visually subordinate to the host garden, it goes on to state that it should not detract from the open

character and garden amenity of the neighbouring gardens.

3.0 Trees /green shrubbery

3.1 At the request of the Council's Tree officer, the Arboricultural Report was revised to address the proposed impact on trees within and on the shared boundaries of the application site.

3.2 The proposed rear extension would be located on the existing excavated patio garden area whereas the soft landscape garden is at a higher level and accessed via steps; and the closest shrubbery on the higher garden level is located approximately 5.0m away. It is considered that the distance plus different levels would ensure no harm to the shrubbery and the proposal is acceptable.

3.3 The proposed outbuilding (garden studio) would be located close to an Ash tree in the garden of No. 8a. The outbuilding will be erected using "no dig construction" solution, which is a method of constructing a structure without excavation therefore protecting tree roots of trees close to the sited development. The construction would be in compliance of BS 5837:2005 on how to protect trees during development. Full details of foundations would be secured by condition to ensure protection of the nearby tree.

3.4 Officers have reviewed the revised information and are satisfied that the revised arboriculture report has demonstrated that there would be no harm to the trees or shrubbery; and the proposal is in compliance with the Council's policies and guidance.

4.0 Amenity

Rear extension

4.1 The proposed rear extension would be of a modest height and setback from the shared boundaries of nos.6 and 10 Parkhill Road and these gaps between the neighbouring buildings would not cause harm in terms of outlook or sunlight/daylight. Similarly, setting of the proposed rooflight would ensure no harm to occupiers on the upper floors of the host building; moreover, the largely green-Sedum roof would improve on the visual amenities of neighbouring occupiers and is satisfactory. It would not cause harm to privacy and is in compliance with CPG guidelines and LDF DP26.

4.2 Garden Studio: There would be no impact on the amenity of the adjoining neighbours as a result of the proposed outbuilding as it would be set at the end of the large garden, away from the neighbouring houses and owing to the mature trees and shrubbery provide limited visibility from surrounding properties and is acceptable.

4.3 The garden studio would not cause loss of trees or shrubbery owing to its small scale & proportion, also the method of construction as noted in the submitted Arboricultural Report.

Recommendation: Grant Planning Permission

DISCLAIMER: Decision route to be decided by nominated members on 17th November 2014.
For further information please go to www.westoncc.gov.uk and search for 'members briefing'