



Phillips Planning Services Ltd.  
Town Planning and Development Consultants

# **NO 2 AKENSIDE ROAD & NO 3 AKENSIDE ROAD**

## **PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT**

**PROPOSED BASEMENT & REAR EXTENSIONS AT BOTH NO.2 & NO. 3.  
CONVERSION OF GARAGE FOR USE AS HABITABLE RESIDENTIAL SPACE  
AT NO.2 AND OTHER ASSOCIATED MINOR ALTERATIONS**

FEBRUARY 2015

# 1.0 INTRODUCTION

- 1.1 Nos. 2 and 3 are a pair of semi-detached residential properties located on the east side of Akenside Road.
- 1.2 No. 2 is a single family residence whilst No.3 has been divided into three units of flatted accommodation. It is the ground floor flat only within No. 3 which is included in this application.
- 1.3 The properties are not listed but they do lie within the Fitzjohns & Netherhall Conservation Area.
- 1.4 This application proposes to construct a single storey rear extension at No. 2 with a basement beneath this and the footprint of the existing dwelling. It also proposes the construction of a similar single storey rear extension at No.3 and again a basement beneath the extension and the existing building footprint.
- 1.5 The proposals have been the subject of pre-application discussions with the Council. The detailed advice received is set out in Section 3 of this statement. In summary, the extensions and basements at both properties were considered acceptable subject to provision of the necessary technical reports to support a future planning application. (2014/5394/PRE)
- 1.6 The necessary reports, the Basement Impact Assessment (BIA), Arboricultural Impact Assessment and Construction Management Plan (CTMP) have been prepared and are submitted as part of the application package.

1.7 This statement describes the proposals, explains how the pre-application advice received has been fully taken into account and also how the application accords with the Council's relevant Planning Policies and other guidance.

1.8 It is set out in the following way:

- 2.0 Site Analysis
- 3.0 Planning History & Pre-application Advice
- 4.0 Relevant Planning Policy
- 5.0 Analysis
- 6.0 Summary & Conclusions

# 2.0 SITE ANALYSIS

- 2.1 Nos. 2 & 3 are a pair of semi-detached residential properties located on the east side of Akenside Road. The properties comprise three floors of accommodation. As noted in Section 1, No. 3 has been converted to form three separate flats, ground first and second floor units and this application relates to the ground floor only.
- 2.2 The Conservation Area Appraisal Statement notes that both buildings positively contribute to the character of the area.
- 2.3 The rear of the houses however are well screened from public views and from the wider Conservation Area by the properties themselves and the houses in the surrounding streets, Wedderburn Road and Lyndhurst Road. It is clear therefore that extensions to the rear would have no street scene and very little general visual impact.
- 2.4 The gardens of the properties and their neighbours are also benefit from a reasonable amount of mature landscaping. The landscaping and some larger trees provide screening and privacy to the garden areas which are therefore pleasant private spaces.
- 2.5 The properties are constructed from brick with render at first floor level and have traditional tiled roofs. Both have dormer windows within the rear roof slope.
- 2.6 At rear ground floor level both properties have single storey rear wing projections and bay features. No 3 has been extended to link the bay to the wing. No. 2 has not to date been extended at the rear. A balcony has also been added to first floor rear of No.3.



View of the rear of No. 3



View of rear of No. 2

2.7 The surrounding streets are characterised by similar residential properties, some detached but mostly set in semi-detached pairs.

- 2.8 The aerial photograph below provides a general impression of the scale and form of extensions which have taken place in the neighbouring street Wedderburn Road. As is apparent, most of the properties benefit from reasonably sized rear additions at ground floor level.
- 2.9 In most cases the extensions are similar to their neighbours in terms of form and depth or the same where the properties are semi-detached pairs. This assists in retaining balance and ensuring the amenity of neighbours is protected.



**View along Wedderburn Road which runs parallel to Akenside Road**

# 3.0 PLANNING HISTORY & PRE-APPLICATION

## Planning History

### ***No. 2 Akenside***

- 3.1 A search of the Council records shows that the majority of entries in the planning register for No. 2 relate to periodic pruning and coppicing works to site trees.
- 3.2 There are no recent planning applications proposing alteration or extension works which are of relevance to this current application.

### ***No. 3 Akenside***

- 3.3 As with No. 2, the planning history associated with No. 3 relates largely to tree works. However, the following two entries are of some relevance.

#### 84/01275

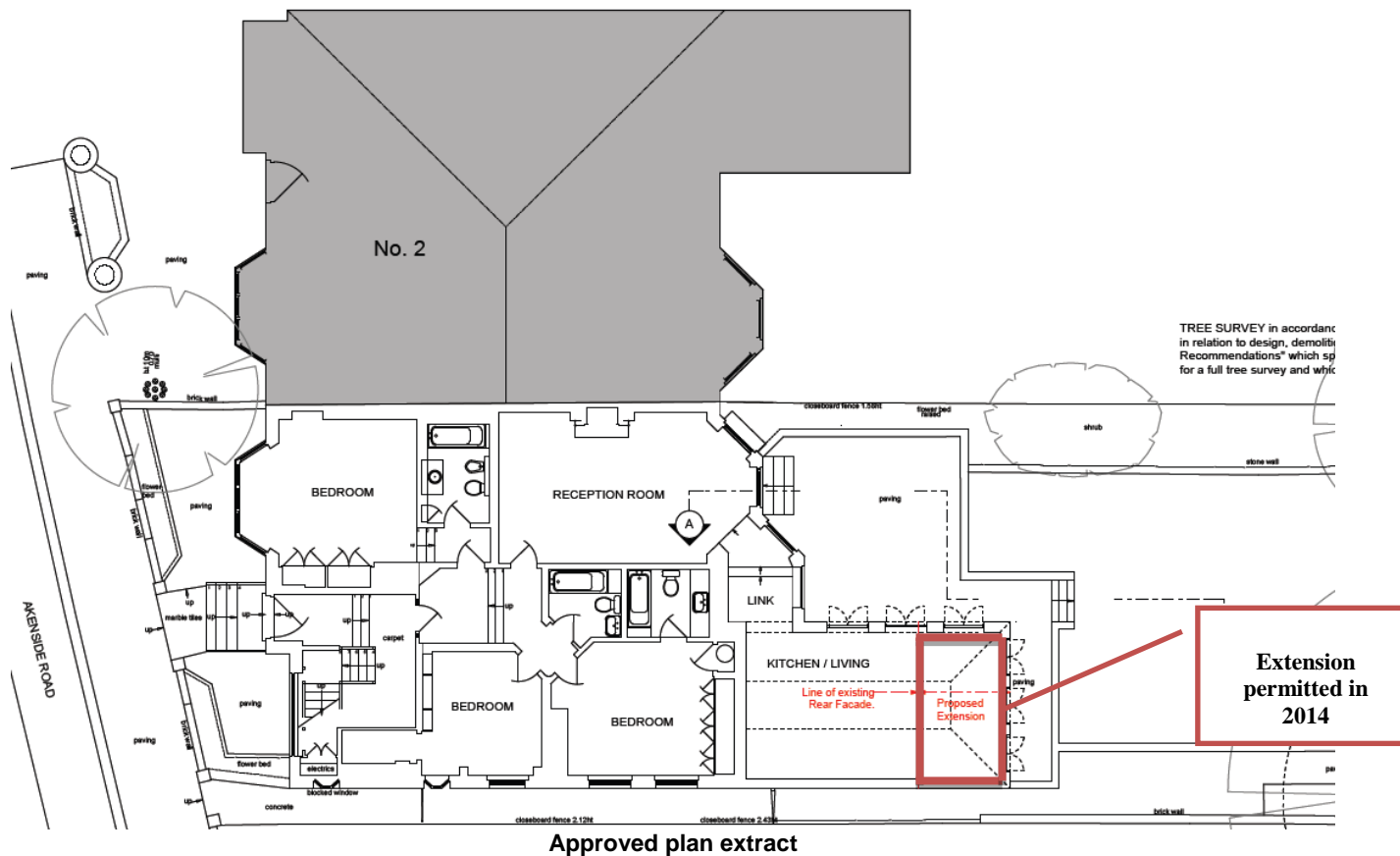
*Change of use to create two self contained flats and one maisonette.*

- 3.4 This application, granted on 30 August 1984, enabled the subdivision of No. 3 and to create the three unit layout evident on site today.

2014/1925/P

Erection of Single Storey Rear Extension

3.5 On 27 March 2014 planning permission was granted for a single storey rear extension to the existing / original single storey wing at No.3 as shown below.





3.6 When approving the application the following extracts from the officers report are of relevance:

*“2.1 The main considerations in relation to this proposal are the **proposed design of the rear extension including the impact on the host building and the conservation area, and the impact on the amenity of neighbours.**”*

*2.5 ..... **The design is considered sympathetic to the main dwelling and number 2 Akenside which the property forms a pair with. The rear extension is not visible from the road front age and is therefore considered acceptable in terms of the impact on the conservation area.***

3.7 In summary in determining a proposal for a rear extension at No. 3 the Council considered that it :

- It should preserve or enhance the character of the host building
- It should take account of the design of the property, window configuration, doors and materials.
- It should be sympathetic to the main building.
- That the proposals were not visible from the frontage and so would not harm the wider conservation area.

### **Pre-Application Discussion**

3.8 Following the submission of a pre-application enquiry package a meeting was held on site with the appointed officer after which a written response (14/5394/PRE) was received on 7 October 2014. The key extracts are reproduced and highlighted below with commentary confirming how the advice has been incorporated either into the final design or within the application package which supports this submission.

## **Rear Extensions**

*There is no objection to the principle of a full width, single storey rear extension across the rear of both 2 and 3 Akenside Road given the potential permitted development fall back option at No. 2, the full width rear extension examples along Wedderburn Road, and the closed views of the rear of the properties. However, **it is strongly suggested that any full width rear extension is designed to appear subordinate to the existing projecting single storey extensions at the rear of the properties.** This could be achieved by either setting the proposed extension in (by at least one brick depth from the existing rear elevation) or either by extending No.2's existing extension similar to that approved at No. 3 within application 2014/1925/P.*

*The proposed roof terrace at No. 2 would be located within the existing roofslope and would utilise the existing dormer window space. Plans suggest that the dormer has to alter in position, moving higher up the roofslope in order to accommodate the new terrace area. This would significantly impact upon the symmetry afforded to the two properties, adversely affecting their appearance. **I therefore cannot offer my support for this element of the scheme** and suggest its removal. **Please note that there would be no objection to the terrace area over the proposed single storey extension at no.2 as this would be similar in appearance and scale to the existing terrace at no. 3.***

- 3.9 In response to these comments, the rear extension at both No.2 and also at No.3 have been designed with a small set back between the new extended element and the wing features.
- 3.10 The proposed roof terrace / balcony at second floor level has been removed from the plans and so does not form part of this application. The terrace above the ground floor extension at No. 2 is retained however as this was considered acceptable at the pre-application stage.

## **Basement**

*The Council will only permit basement and other underground development where it can be demonstrated that there would be no harm to the built and natural environment and local amenity, including the local water environment, ground conditions, and biodiversity. In order to assess such matters, **a Basement Impact Assessment (BIA) would need to be submitted as part of any planning application**. Please refer to CPG4 Basements and Lightwells for full details on what would be expected of any BIA. Furthermore, the site is located within an area of concern with regard to slope stability and ground water flow and therefore the BIA would need to be independently assessed in accordance with CPG4 requirements. Please note that current council procedure outlines that should an application be determined at Development Control Planning Committee, BIA's may be subject to control via S106 legal agreement.*

*CPG4 Basements and lightwells identifies that the most appropriate way to extend a building below ground is a basement which does not extend beyond the footprint of the original building. The proposed basement extension would be located under the majority of the footprint of the property, and as discussed on site - with a small area below the new single storey extension area. Given the scale of the existing premises and garden and as no lightwell or skylight is proposed, on balance **the scale of the proposed basement is considered acceptable**.*

- 3.11 A BIA has been prepared and submitted in accordance with CPG4. Its scale has remained unchanged from that discussed at pre-application stage.

## **Trees**

*Given the proximity of trees to the proposed extension and basement, it would be expected for any application to be supported by an arboricultural impact assessment which includes all of the following information.*

- Details of the existing species, spread, roots and position of trees;
- Indication of which trees will be felled as part of the proposed development;
- Details of trees that will be affected by the proposed development (including those located on adjacent sites) and what measures will be taken to protect them during construction;
- Plans and documents outlined in BS5837:2005: Trees in relation to construction;
- A tree survey (see section 4.2);
- Tree constraints plan (see section 5.2 and 5.3);
- An arboricultural implications assessment (see section 6);
- An arboricultural method statement including a tree protection plan (section 7)

*An assessment of an arboricultural impact assessment would be made once a planning application has been submitted. Please note that the development will not be permitted where it fails to preserve or is likely to damage trees which make a significant contribution to the character and amenity of an area.*

- 3.12 The application is supported by a full arboricultural assessment which demonstrates that no site trees will be harmed as a result of either the basement or rear extension proposals.

### **Window alterations**

*There would be no objection to the introduction of rooflights to the rear roofslope however, please note that the rooflight windows should be of a conservation style.*

- 3.13 The proposed rooflights would be conservation style.

*There is no objection to the replacement of the garage door with a window providing that the detailing of the new window and brickwork matches that of the existing property.*

3.14 The application proposes detailing and brickwork to match the existing property.

***Garage conversion***

*It is not anticipated that there would be any objection to the loss of the garage space given that there is an existing hardstanding area to the front of the premise which could accommodate parking for the property.*

3.15 The garage conversion is included as part of the application proposal with parking retained on the frontage.

***Construction Management Plan (CMP)***

*Due to the scale of the proposed basement and as the site is located within a Conservation Area, a CMP will be required as part of the planning submission. A full CMP would be secured via S106 Legal Agreement should an application be granted approval.*

3.16 A CTMP has been provided in support of this application

# 4.0 RELEVANT PLANNING POLICY

## Camden Council Local Development Framework

### Development Policies

- 4.1 Policy DP24 seeks 'High Quality Design' in all new planning proposals. Amongst a number of criteria it requires that new development respects the context and setting of the area in which it is located, has regard to the scale of neighbouring development, utilises quality materials and provides visual interest.
- 4.2 Policy DP25, Conserving Camdens Heritage advises that only development which preserves or enhances the conservation area will be permitted. It emphasises the Councils desire to retain trees of value within the street and within garden areas.
- 4.3 Policy DP26, Managing the Impact of Development on Occupiers and Neighbours seeks to protect neighbours from adverse effects of new development. Development should not result in a loss of privacy or outlook or lead to overshadowing nor should there be a loss of daylight or sunlight.
- 4.4 It also seeks to ensure that new development provides a good standard of internal accommodation for future occupiers.

Camden Development Policies  
2010-2025

Local Development Framework



## Camden Planning Guidance 1 (Design)

4.5 CPG1 was referenced as part of the pre-application response of the Council. In particular regard was had to the guidance provided in respect of rear extensions as follows:

*Rear extensions should be designed to:*

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*



## Camden Planning Guidance 4 (Basements & Lightwells)

4.5 CPG4 was also referenced in the pre-application response. This sets out the guidelines for development involving basement and other subterranean development proposals.

4.6 The 'Key Messages' section advises:

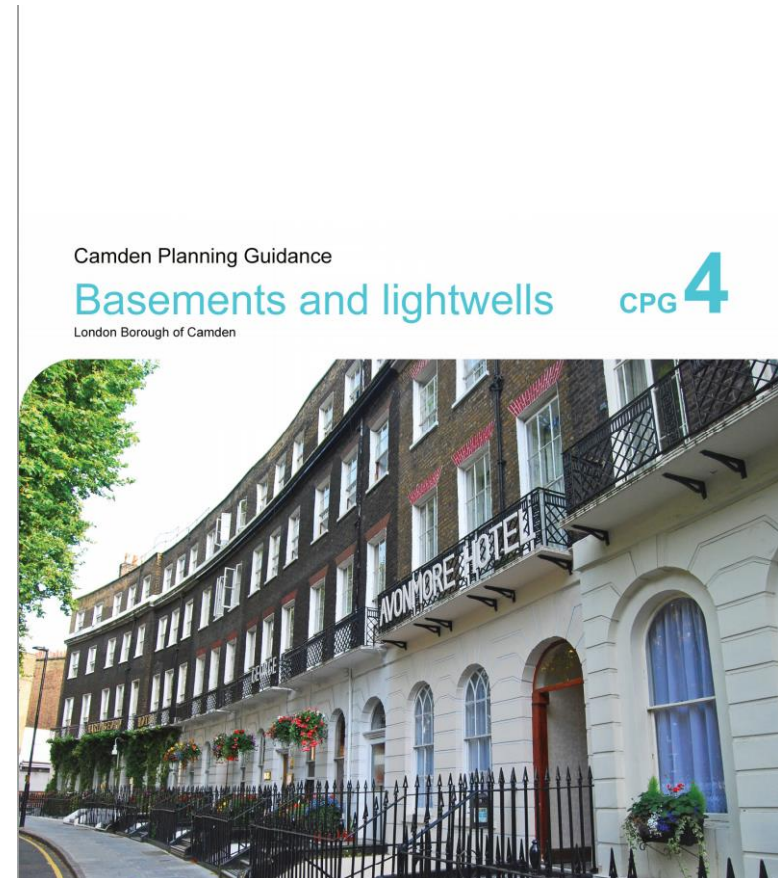
*The Council will only permit basement and underground development that does not:*

- *cause harm to the built and natural environment and local amenity;*
- *result in flooding; or*
- *lead to ground instability.*

4.6 In support of proposals comprising basement works CPG4 states that applicants should:

*.....submit information relating to the above (the key messages) within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.*

4.7 The guidance seeks the BIA provides information in respect of five stages: 1 - *Screening*; 2 - *Scoping*; 3 - *Site investigation and study*; 4 - *Impact assessment*; and • 5 - *Review and decision making.*





# 5.0 ANALYSIS

5.1 This section of the statement sets out the case in favour of the following matters:

1. The proposed Basement extension at No. 2 and also the proposed Basement at No. 3 Akenside Road.
2. The proposed rear extension at No. 2 and also the proposed rear extension at No. 3 Akenside Road.
3. The proposed conversion of the garage at No.2 Akenside Road.
4. The proposed first floor balcony / terrace at No. 2 Akenside Road
5. The proposed roof lights at No. 2 Akenside Road

## **Basement Extensions**

- 5.2 It is proposed to construct a basement at No. 2 and also No. 3. The application is supported by a BIA which demonstrates how the structures would be constructed.
- 5.3 The BIA demonstrates that neither basement would result in any harm to the properties themselves or neighbouring properties. It also confirms that there would be no adverse impacts in terms of drainage or flooding issues.
- 5.4 In both cases the basements are retained beneath the footprint of the houses and the extensions. No lightwells, skylights or other external manifestations of the basement would be evident and so there would be no visual or other adverse impacts upon the visual amenity of the area or the wider character of the conservation area.

- 5.5 There are mature trees within the rear garden of No. 2 Akenside and also within some of the neighbouring gardens. Therefore an arboricultural assessment has been provided in support of this application. This demonstrates that design of the basement and its location in relation to the trees is such that there would be no harm as a result of the basement construction.
- 5.6 There are no mature trees within the garden or close to the proposed basement at No. 3.
- 5.7 As agreed at pre-application stage neither basement is excessive in scale in the context of the plots and therefore subject to the Council's review of the submitted BIA it is considered that both basement proposals meet the requirements of CPG4 and are acceptable in all other respects.

### **Rear Extensions**

- 5.8 As shown in the photographs in Section 2, the rear elevations at both No. 2 and No.3 are laid out with a projecting wing element with a bay adjacent to the party boundaries. The bay at No. 3 was historically altered to link to the wing projection. As identified by the Case Officer at pre-application stage, whilst full width extensions at both properties would not be inappropriate in this case it is considered important that the form of the existing single storey wing elements are retained with the infill sections subordinate to them.
- 5.9 Again as recommended by the Officer at pre-application stage this has been achieved by setting back the infill element at No. 2 by approximately 1 brick from the wing. The infill at No. 3 would be set back much further as the wing at No. 3 already has permission to extend further into the garden whilst this element is not proposed at No. 2.
- 5.10 To further visually emphasise the two elements of the rear extension and so as to break up the full width nature the roof forms are different as shown on the elevation extract on the following page.



- 5.11 The proposed extensions would be constructed utilising brickwork to match the host property in each case.
- 5.12 It is considered that the proposed extensions are equally acceptable at both houses as a successful way of providing additional residential accommodation whilst enhancing the appearance of the properties.

### **Garage Conversion at No. 2**

- 5.13 The garage conversion simply involves the removal of the existing garage door to the frontage and its replacement with a suitably proportioned timber window as shown in the extract opposite.
- 5.14 New brick work around and beneath the window to match the existing would also be utilised.
- 5.15 The loss of the garage would have no impact upon the parking situation in Akenside for two main reasons. Firstly the garage is extremely small. It appears that it was historically a room rather than a garage and was converted to a garage some years ago when vehicles were smaller than they are today. It could barely accommodate a small vehicle and has not been used for many years. Secondly parking is retained on the frontage of the property.



### **Proposed first floor balcony / terrace to No. 2**

- 5.23 As the Council is aware, when No. 3 was converted to form three flats a balcony was provided at first floor level.
- 5.24 It is proposed to provide a matching balcony at No. 2. The balcony would be a small space, not large enough to comfortably sit out and so would not be a source of any material overlooking.
- 5.25 Officers considered the balcony which would match that at No. 3 to be acceptable at pre-application stage.

### **Proposed new rooflights at No. 2**

- 5.26 It is proposed to provide two rear and one front roof lights at No. 2. These would be similar in size and position to those at No. 3. It is considered that these are minor alterations which preserve the character of the property and the wider conservation area.

# 6.0 SUMMARY & CONCLUSIONS

- 6.1 This application proposes to construct a single storey rear extension at No. 2 with a basement beneath this new extension and the main house. In addition it is proposed to convert the existing garage to provide further habitable accommodation and to install three new rooflights (two at the rear and one at the front).
- 6.2 Consent is also sought for a similar basement and rear extension at the adjoining property No. 3.
- 6.3 The proposals have been designed having regard to the sites character, opportunities and constraints and incorporate the advice provided by Officers at pre-application stage.
- 6.4 The application is supported by the necessary technical documents (BIA, CMP, Arboriculture) which demonstrate that the proposals can be constructed without detriment to the natural or built environment and similarly would not harm the amenity of any neighbouring properties.
- 6.5 The proposals accord with Development Policies DP24, DP25 and DP26 as well as Camden Planning Guidance Policy 1 and Camden Planning Guidance Policy 4.
- 6.6 Officers support for this application is therefore requested.