

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		16/02/2015	
		N/A		Consultation Expiry Date:		13/01/2015	
Officer				Application Number(s)			
Leela Muthoora				2014/7804/P			
Application Address				Drawing Numbers			
20 Oakford Road London NW5 1AH				Refer to decision notices.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey full width rear extension and window alterations.							
Recommendation(s):		Grant Permission					
Application Type:		Householder Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	05	No. of objections	05
Summary of consultation responses:		<p>No site or press notice displayed. Objections raised from neighbours on the following grounds: <u>82 Burghley Road</u> Amenity and loss of privacy: Loss of a back garden in otherwise uniform Victorian terrace must surely be resisted. The development would encroach on the privacy of my house & garden in that it brings the living accommodation closer to my dwelling. (Officer Comment: See section 2.3, 2.4 & 3.1). <u>18 Oakford Road</u> Design: The proposed extension extends beyond the current building line. No other houses have extended beyond the current building line or width of the property. (Officer comment: See section 2.3 & 2.5). Amenity: loss of day/sunlight and privacy: The size of this extension extends an indeterminable length. Our garden is lower, so the extension would appear even larger and create a large, imposing mass overlooking our garden. I am worried it will facilitate use as a balcony. (Officer comment: See section 2.1, 2.3, 2.7, 3.5, 3.6 & 3.10). <u>22 Oakford Road</u> Design: The rear of our property building line has not been extended since initial Victorian construction. The extension is full width of property and represents an increase in the footfall of the property. (Officer comment: See section 2.3 & 2.5). Amenity: loss of day/sunlight: The infill would be to the south of No 22 and</p>					

	<p>impact on available natural light back into the kitchen and living room. We believe there should be a daylight impact study. (Officer comment: See section 2.2, 2.3, 3.2, 3.3 & 3.4).</p> <p>Amenity: loss of privacy: The rooflights will significantly compromise the privacy of No 22 overlooking into the 1st and 2nd floor bedrooms and providing light spillage. (Officer comment: See section 2.6 & 3.8).</p> <p>Inaccurate drawings: The side windows of No 22 should be indicated on the drawings. (Officer comment: Drawings 003 and 007 have been revised to show the side windows of no. 22).</p> <p>Ownership/Boundary wall: The extension crosses the boundary fence line. Digging down will affect our cellar and bring damp into our property. There is no detail provided on proposed external works to the garden and our garden wall. (Officer comment: The proposal has been revised to limit the extension to no. 20. Works to the boundary wall is a party wall issue. Also see section 2.1).</p>
CAAC comments:	Not applicable

Site Description

The site is located on the North West side of Oakford Road the gardens of which back onto Burghley Road in a predominantly residential area. The site comprises a three storey plus attic mid-terraced property used as a single residential house. It is the first in the terrace that steps down descending even numbers of Oakford Road from a 4 storey terrace. The building is not listed and is not located within a conservation area.

Relevant History

20 Oakford Road (the application site)

2014/7153/P: Erection of a rear extension at ground floor. Lawful Development certificate. Withdrawn by applicant on 22/12/2014 - Development not permitted by Class A.1 of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

There are approvals for similar extensions at properties on Burghley Road.

2013/0403/P: 76 Burghley Road: Extension and alterations to existing dwelling house (C3) to include the erection of a single storey rear extension at lower ground floor level and creation of front lightwell with new bay window at basement level. Granted 28/03/2013

2011/3642/P: 89 Burghley Road: Erection of single storey rear/side extension at ground floor level with balcony above and associated balustrade/privacy screen to single family dwelling house (Class C3). Granted 13/09/2011

2010/3075/P: 59A Burghley Road: Erection of a single storey rear extension to ground floor self-contained flat (class C3). Granted 09/08/2010

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

London Plan 2011

Camden LDF Core Strategy 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design
CPG2 Housing
CPG6 Amenity

Assessment

1. Detailed Description of Proposed Development

1.1. The application for planning permission includes the following elements:

a. The proposed single storey rear extension would infill the section between the existing side elevation of the two storey projecting wing and the boundary with number 22 Oakford Road. It would wrap around the rear wing at lower ground floor level and extend to the rear of this wing by 1.5m. The proposed extension would be a total of 6m in depth from the main rear elevation (1.5m from the rear wings) to match the depth of the existing lean-to extension at no. 22, would be 3m in height and measure 5.3m in width. The extension includes a reduction in the existing level of the rear lower ground floor by approximately 0.5m.

b. The extension is proposed in London stock brickwork to match the existing building.

c. The extension would consist of part flat roof and part roof light. The roof that extends beyond the rear addition has a single membrane flat roof with aluminium lead coping and the infill extension has a long roof light measuring 3.8m in length x 1.3m in width which is subdivided into 4 fixed and 1 openable powder coated aluminium framed roof lights. The proposed rear elevation would provide access to the garden by 4 powder coated aluminium framed sliding/folding glazed doors.

d. To facilitate the new extension the external single flight steel stair & handrail to existing upper ground floor external door would be removed and the upper ground floor external door replaced with a timber sash window to match existing.

Revision

1.2. The application originally proposed the extension across the boundaries of numbers 18 and 22 Oakford Road which required the consent of the adjoining owners. After discussion with Council Officers the proposed extension was revised and brought in line with the boundary of no. 20.

1.3. Principle of Development / Planning Considerations:

The key considerations in the assessment of this application are the impact of the development on the host building and the impact on the amenity of neighbouring properties, summarised as follows:

- a. Design
- b. Residential Amenity

2. Design - Extension

2.1. The proposal includes the reduction in the level of the existing lower ground floor by approximately 50mm which is not considered significant engineering works to require a Basement Impact Assessment. The existing headroom of the lower ground floor rear addition is 1.87m which is less than the minimum headroom standards of 2.1m for existing basements. The lowering of the rear extension floor by 0.5m creates a habitable room that exceeds the minimum headroom standards at 2.37m.

2.2. There is a drop in height between nos. 22 and 20 which results in the garden level of no. 22 being approximately 0.46m higher than its neighbour. The proposed lowered extension retains the stepping down of the terrace by increasing the drop to approximately 0.98m and minimises the visible height of the extension to no. 22.

2.3. The rear elevations of the terrace predominantly retain the original 2 storey rear projections, although there is a variety of rear additions at ground level, as well as 1st floor and roof additions leaving no real

remaining uniformity to the rear elevations of the terrace. No. 22 and properties on Burghley Road have extended beyond the building line of the projecting wing rear elevation and there is a full width extension on Burghley Road (see relevant planning history). The proposed extension projects 1.5m beyond the building line of no.18 which is less than the existing external stair which projects approximately 2.88m. It matches the rear line of the projecting extension at no.22. It is acknowledged that at this boundary, a rear extension of 3m could be made under permitted development rights.

- 2.4. The extension would be minimally visible from the public realm and it is accepted that it can be visible from private vantage points. It would retain a generous garden space of 66m² that would not detract from the general feeling of openness and is considered to be in keeping with the wider terrace and is therefore considered acceptable in design terms.
- 2.5. The proposal results in a full width rear extension; however given the scale of the original house and the size of the site, it is considered to be subordinate to the original building and it has a lightweight appearance due to its glazed elevation. The proposed height and footprint would not have a detrimental impact on the appearance of the building.

Design - Window and roof lights

- 2.6. The proposed rear extension at lower ground floor level would be contemporary in design with glazing predominant. The aluminium folding/sliding doors are in keeping with this design at lower level. The roof lights to the side infill extension would be pitched and located behind the parapet of the proposed flat roof and as such would not be visible from the garden or from neighbouring ground floor level.
- 2.7. The removal of door and external stair reduces overlooking and provides level access to the garden from the proposed extension. The proposed window to the rear upper ground floor would be timber sash window matching the existing windows on the upper levels of the building in terms of type of glazing pattern and proportion. The proposed design is acceptable.

3. Impact on residential amenity - Loss of garden

- 3.1. The existing distance of the rear elevation to rear garden boundary wall with 82 Burghley Road is 14m. The proposed extension would reduce this to 12.47m. This retains approximately 27.6m to nearest opposite window at 82 Burghley Road, which is more than the minimum distance of 18m identified as good practice in guidance CPG 6 Amenity. The proposal would allow for the retention of a generous rear garden of approximately 66m².

Sunlight and daylight, outlook

- 3.2. The rear of the properties of the terrace are northwest facing and therefore do not benefit from a significant amount of direct sunlight, any that is received would only be at certain times of year and at certain times of day. Whilst it is acknowledged that there would be some increased overshadowing on the existing side windows within the side return of no. 22, these rooms do not rely solely upon these windows and are served by doors and windows to the rear elevation. Due to the orientation of the site the adjacent neighbouring windows at 22 are overshadowed by the existing two storey rear projection at the subject site. Therefore, the increased boundary wall height will not result in any significant loss of sunlight to the neighbouring upper floor windows.
- 3.3. It is acknowledged that the extension would be to the south of no. 22 and would project above the existing boundary by approximately 1.1m. The total height of the proposed boundary wall is approximately 2m which could be made under permitted development rights. The new wall would still allow sufficient daylight into side windows of no.22 and complies with BRE recommendations on daylight and sunlight in terms of retained light angles. Moreover the existing rear wing already overshadows the ground floor side windows and these rooms do not rely solely upon these windows and are served by other windows to the rear elevation. There would be no harmful impact on the rear elevation window/door of no.22 which is at a higher level.
- 3.4. It is considered that given the northerly position of no. 22, the orientation of the site, the height and depth of the existing two storey rear wing, and being no deeper than the existing rear building line of no. 22, the proposed single storey extension would not significantly impede sightlines from the rear windows at no.22 and would not seriously worsen their existing daylight or sunlight.

- 3.5. The proposed extension would project 1.8m above the existing boundary wall and extend approximately 1.5m beyond the existing rear building line to No. 18 Oakford Road. The proposed lowering of the internal floor level by 0.5m restricts the height of the extension wall to approximately 2.77m as viewed from no. 18. It is acknowledged that at this boundary an extension of 4m in height and 3m in extension, or a boundary wall of 2m in height could be made under permitted development.
- 3.6. No. 18 has a large double sliding door at rear lower ground floor level. The proposed rear extension would comply with BRE recommendations for daylight as the extension retains a 45 degree light angle in both plan and elevation to the centre of the affected patio doors. No. 18 also has a glazed roof to its side return which would be unaffected by the proposal. In any case, the existing high boundary fence means that the additional impact will be minimal.
- 3.7. With regard to outlook, there would be no harmful impact on outlook or increased sense of enclosure to ground floor windows of neighbours on either side.

Overlooking and light spillage

- 3.8. The rooflights within the side infill roof are positioned at an angle approximately 6m lower than the neighbouring windows at first floor behind the parapet; although they could lead to some light spillage, it is not considered significantly harmful to the amenity of the upper floors and no loss of privacy would be caused from the proposed rooflights. It is considered that the upper ground floor door and external stair at no. 22 currently overlooks the rear addition and garden nearest the house at no. 20 which the proposal seeks to address. Nevertheless, it is proposed that the rooflights be obscure glazed to prevent any upwards overlooking.
- 3.9. The proposed extension will have no windows on the side elevation facing the common boundary to the north or south.
- 3.10. Should the flat roof of the extension be used as a terrace, it could open up views into surrounding properties. A condition has therefore been attached to the decision notice to ensure that this area is used for maintenance purposes only. Subject to this condition, the application would not result in a significant loss of privacy or other disturbance to neighbouring occupiers.
- 3.11. It is considered the proposal would not have a harmful impact on the amenities of adjoining occupiers, in terms of loss of daylight/sunlight, overlooking, or sense of enclosure.
- 3.12. On balance for the reasons set out above, the proposed rear extension is considered to be consistent with LDF policies CS1, CS5, CS14, DP24 and DP26 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design, Housing and Amenity, as it does not cause a loss of amenity to neighbouring properties and does not appear excessively bulky in relation to the original property.

4. Recommendation

- 4.1. Grant Conditional Permission.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 5th May 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.