

Delegated Report		Analysis sheet	Expiry Date:	01/05/2015
		N/A / attached	Consultation Expiry Date:	17/04/2015
Officer			Application Number(s)	
Tendai Mutasa			2015/1380/P	
Application Address			Drawing Numbers	
5 Hemstal Road London NW6 2AB			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a rear extension at first floor level and 3 x rooflights to be added to new flat roof.				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	5	No. of objections	5
			No. electronic	00		
Summary of consultation responses:	<ol style="list-style-type: none"> 1. Terrace will affect neighbours amenity 2. Proposed extension will damage trees and its roots 3. Proposal is too close to windows of neighbouring house hence will result in loss of privacy 4. Possible noise nuisance from increased number of people 5. Proposal will increase density to an area which has already seen most of it. 6. Proposal is poorly designed hence will look ugly on completion 7. Possible loss of light to basement flat <p>Officer Response See report in section named Impact on Neighbouring Amenity</p>					
CAAC/Local groups* comments: *Please Specify	Not in a conservation area					

Site Description

The subject site is located on the south side of Hemstal Road and comprises a three storey, terraced brick property. The property has been subdivided into flats; the subject of this planning permission is the first floor flat. The property is not listed and nor does it lie within a conservation area.

Relevant History

2014/7602/P - Erection of a rear extension with associated terrace at first floor level – Withdrawn for the following possible refusal reason:

Leaving aside amenity issues, some of which may be overcome with amendments, as I advised on site, the proposed extension does not comply with our planning guidance which discourages the erection of new extensions which are not set one full storey below eaves level, as in this case, and there aren't any recent precedents that would justify a departure from our guidance. The proposal is therefore considered to have a detrimental impact on the character and appearance of the property and surrounding area. This is exacerbated by the fact that the rear elevation of the house is visible from the public realm. Consequently it does not comply with current policy.

Relevant policies

National Planning Policy Framework (NPPF) 2012

London Plan 2015 Consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CGP1 - Design (section 4)

CPG 6 – Amenity (sections 6 and 7)

Assessment

Proposal

It is proposed to erect a first floor rear extension above the existing ground floor flat roof to provide additional accommodation space to the first floor flat and to insert three new sash windows to the rear elevation of the new extension.

The proposed first floor rear extension would have a flat roof above with rooflights. It would have a varying depth of between 2.1m on flat roof section and 1.8m on the mono-pitched roof section and a width of 11m. It would be constructed with second hand London bricks to match existing. The rear elevation of the proposed extension would be set back from the rear elevation of the existing ground floor extension. A pitched roof would rise from above the existing ground floor extension to meet the rear elevation of the proposed first floor extension.

The proposed scheme in terms of design, size and bulk would be very similar to the one withdrawn last year (ref: 2014/7602/P). The differences between the proposed scheme and withdrawn scheme are:

- The proposed windows on the south/rear elevation would be half obscure glazed and would have opening fanlights 1.7m above the floor level.
- The terrace proposed on the withdrawn application has been removed.

Design and Appearance

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building.

According section 4 of CPG1 alterations should take into account the character and design of the property and its surroundings and rear extensions should be secondary to the building being extended and respect and preserve the existing architectural features. In terms of height the guidance strongly discourages extensions that are higher than one storey below roof eaves/parapet level or raise above the general height and neighbouring projections and nearby extensions. The previous application was withdrawn following advice from the planning officer as it failed to accord with the above advice. The applicant has failed to address the concerns raised in this submission, as such the proposal is contrary to guidance hence should be refused.

The properties within the surrounding have generally been extended to the rear, however, none of the surrounding properties which have similar architectural composition to the application property have been extended at first floor levels.

The flat roof of the proposed rear extension would -crash into the roof eaves resulting in an awkward and unsympathetic relationship. Further, a combination of a mono-pitched roof and a flat roof would introduce an awkward and bulky addition to the existing building. The proposed rear extension would alter the entire rear roof profile and would introduce features that would over complicate the existing design and disjoin to the existing roof profile. The bulk, size and detailing of the proposed rear extension would also be unacceptable in design terms as the proposed extension would dominate and harm the appearance of the rear elevation of the existing building. Further, unlike most rear extensions, this proposed extension is not hidden from the public views as it will be visible from the public realm from a distance in Dynham Road.

Impact on Neighbouring Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

There is an existing overlooking from the existing first floor flat to the rear windows of no 11 Dynham Road and other properties in Dynham Road. If this scheme is approved there would be an increase in

overlooking from the proposed windows on the rear elevation of the rear first floor flat to the rear windows of no 11 Dynham due to the close proximity of these houses. Currently the separation distance between the two properties is approximately 8m to the rear wall; this will be reduced to approximately 3.9m, if this development was to proceed. The applicant has tried to mitigate this by making the rear windows obscure glazed at lower parts and non-opening at 1.7m high above the floor level. However, due to the close proximity of the buildings it is highly likely that there would still be a significant degree of unacceptable overlooking issues which could affect the privacy of that neighbouring property. The applicant has also amended this submission by removing the terrace which was proposed on the withdrawn application. It is considered that the proposed development, by reason of the addition of windows on the rear elevation too close to No 11 Dynham Road, would result in an unacceptable increase in overlooking and loss of privacy for neighbouring properties, contrary to policies CS5 (Managing the impact of growth and development) & DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework

Conclusion

The proposed scheme would not overcome reasons for the withdrawn application and as such would still be unacceptable in design terms and would cause harm to the amenities of neighbouring properties. The proposed extension by reason of its poor detailing, height, size, bulk and complex design would be an intrusive and obtrusive addition to the existing building which would harm the architectural integrity of the existing building and the appearance and character of the surrounding area.

Recommendation: Refuse Planning permission.