

Delegated Report		Analysis sheet	Expiry Date:	30/10/2015
		N/A / attached	Consultation Expiry Date:	13/10/2015
Officer			Application Number(s)	
Tendai Mutasa			2015/5336/P	
Application Address			Drawing Numbers	
3 Hillfield Road London NW6 1QD			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof)				
Recommendation(s):		Refuse Prior Approval		
Application Type:		GPDO Prior Approval Class A Householder extensions		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	9	No. of responses	00	No. of objections	3
			No. electronic	00		
Summary of consultation responses:	<p>3 written objections were received from residents within 1 Hillfield Road which comprises of multiple flats. The objections are summarised below:</p> <ul style="list-style-type: none"> • The design and layout is out of keeping with the surrounding area • It would impinge on the privacy, outlook and provision of light of the neighbouring properties and create a sense of enclosure • It would involve the digging out a sloping garden, thus destabilizing the earth and having an adverse impact on the adjacent gardens. • The submitted plans are inaccurate because they do not show the rear elevation "loft extension" which is in the process of being constructed • Party wall and maintenance issues • Drainage and flooding <p><u>Officer's response</u></p> <p><i>This application is for prior approval rather than full planning permission, as such, the main matters that are assessed are the impact on the amenity of the adjoining occupiers. Please see the main body of the report for a full assessment of the proposal.</i></p>					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

The property is a 5 bedroom 2 storey plus basement residential dwelling situated on the north side of Hillfield Road. It contains an original single storey rear projection that would be demolished as part of the proposal. The neighbouring building at 1 Hillfield Road contains residential flats, including one of the ground floor. Any impact on the ground floor rear window would therefore be of great significance as it is the only rear window providing light and outlook to that unit.

The property is not located in a conservation area nor is it a listed building.

Relevant History

2014/1573/P - Single storey ground floor rear extension that measures maximum height of 3.0 metres, 7 metres (from the original extension of 1m) from rear wall of original dwellinghouse and 3.0m from the eaves. Prior Approval was Required and Refused on 08/04/2014 for the following reason:

The proposed extension, by reason of its scale and bulk would result in a dominant addition which would have an unacceptable impact on the amenity of the adjoining neighbour at No. 1 Hillfield Road. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

2014/3320/P - Erection of single storey rear extension. Certificate of Lawfulness (Proposed) was Approved on 03/06/2014 for a 3m rear extension.

2014/3319/P - The erection of a rear dormer roof extension with Juliet balcony and the installation of 1 x rooflight to the front and 2 x rooflights to the rear roofslopes of single dwelling house. Certificate of Lawfulness (Proposed) was Approved on 11/06/2014.

2015/4977/P - Erection of single storey rear extension. Certificate of Lawfulness (Proposed) is currently being determined

2015/4981/P - Single storey side/rear extension. Certificate of Lawfulness (Proposed) is currently being determined

2015/5702/P - Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof). GPDO Prior Approval Class A Householder extensions application is currently being determined

Relevant Policies and Assessment

Policies

NPPF 2012

London Plan March 2015, consolidated with alterations since 2011

Local Development Framework 2010

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

Assessment

1.0 As there have been objections to the application Prior Approval is required and the Council must undertake an assessment on neighbouring amenity to determine whether Prior Approval should be granted. This in accordance with paragraph A.4 (5) of the amended GPDO 2015.

Visual Amenity

1.1 The visual amenity of occupiers is the quality of their surrounding environment which may be impacted by the quality, scale and character of the built environment. The current level of visual amenity enjoyed by the neighbouring properties of 1 and 5 Hillfield Road are formed by the grain of development in the area, properties with large rear gardens which create breathing space between built structures which is largely formed by the greenery of the rear gardens which provides good outlook.

1.2 There is a steep slope to the rear elevation of the host building with steps leading up to the garden level. The garden area elevates approximately 800mm. Due to the excessive depth of the extension, it would impact on the prevailing pattern of the rear garden of the host building and would have a notable impact on the views and vista from surrounding properties.

1.3 In addition, the rhythm, symmetry and uniformity of the rear elevation would be lost. The boundary fence adjoining number 1 Hillfield Road is approximately 2.3m at its highest point. Therefore, the proposed extension would have an adverse visual impact with the property next door and would not preserve or enhance the character and appearance of the local area or neighbouring building.

Neighbour Amenity

1.4 Planning policy DP26 (section 26.3) emphasizes that “a development’s impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours”.

1.5 1 Hillfield Road does not benefit from a rear extension and contains windows on the rear elevation which serve a ground floor flat. Due to the excessive depth of the rear extension along the shared boundary with 1 Hillfield Road, it is considered that it would be an unneighbourly and overbearing addition that would materially harm the existing levels of light and outlook of those occupiers.

1.6 Overall, the proposed extension due its depth and width would have a significant impact upon the amenity, biodiversity and character of the area. It would detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property contrary to CPG 1 (P 32).

Permitted Development Rules Assessment

Class A The enlargement, improvement or other alteration of a dwellinghouse

The applicant has submitted the details required under the amended GDPO paragraph A.4 (2) giving the height, depth and all other details required.

Compliance with the limitations and conditions set out in the GPDO

If yes to any of the questions below the proposal is not permitted development

Yes/no

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

no

A.1 (b) As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

no

A.1 (c) Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?

no

A.1 (d) Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?

no

A.1 (e) Will the enlarged part of the dwellinghouse extend beyond a wall which
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse?

no

A.1 (f) Will the enlarged part of the dwellinghouse have a single storey and
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height?

n/a

A.1 (g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

Extend to 6m

A.1 (h) the enlarged part of the dwellinghouse would have more than a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

no

A.1 (j) (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(i) exceed 4 metres in height,
(ii) have more than a single storey, or

	(iii) have a width greater than half the width of the original dwellinghouse; or	no
A.1(k)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	no
Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	n/a
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	no
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	no
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Details of materials have not been specified, however in order for the proposal to be permitted development the materials would have to match the dwellinghouse. As this is a condition, it is not necessary for material details to be submitted upfront.
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	n/a
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	n/a
This concludes that the proposed extensions comply with the limitations and conditions within the GPDO.		
<u>Summary and conclusion</u>		
To summarise, it is considered that the proposed extension would harm the visual amenity and detract from the open character and garden amenity of the adjoining neighbours at Nos. 1 and 5 Hillfield Road, and, furthermore, would result in a significant level of harm to the living conditions of the occupiers within the ground floor flat at 1 Hillfield Road. As such, the application is		

recommended for refusal.

Recommendation: Refuse Prior Approval