

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/11/2015	
		N/A		<b>Consultation Expiry Date:</b>		22/10/2015	
<b>Officer</b>				<b>Application Number(s)</b>			
Barry Dawson				2015/5283/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
26C Loveridge Road London NW6 2DT				Refer to draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of rear dormer at roof level and insertion of 3x rooflights to front roof slope, including creation of rear roof terrace at 2nd Floor.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>1</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		1 letter of support from no 26A Loveridge Road: 'Quite happy for the work to be done'					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

The site is a three storey terraced house on the north side of Loveridge Road, divided in to three flats. It is neither listed nor within a conservation area.

## Relevant History

29904: Change of use, including works of conversion, to provide 3 self- contained flats. Granted 01/04/1980

## Neighbouring Sites

2014/4550/P – 28 Loveridge Road: Change of use and works of conversion from dwelling house to provide 3 self-contained flats (2 x 1 and 1 x 2 bed), involving replacement of rear extension with new 2 storey extension, including 3 rear terraces at 1st, 2nd & roof levels, rear dormer roof extension and 2 front rooflights. Granted 27/03/2015

2015/5401/P – 28 Loveridge Road: Erection of rear dormer and 2x rooflights. Certificate of Lawfulness Granted 03/11/2015

2011/2719/P - 22 Loveridge Road: The erection of a dormer extension to the rear elevation of the dwelling (Class C3). Certificate of Lawfulness Granted 11/08/2011

2010/2022/P – Flat C, 21 Loveridge Road: Erection of rear dormer at roof level and insertion of 3x rooflights to front roof slope (Class C3). Granted 14/06/2010

2006/4150/P – 18 Loveridge Road: Erection of a dormer window and one roof light to the rear roofslope and installation of two roof lights to the front roofslope of the single dwellinghouse. Granted 14/11/2006

## Relevant policies

### **LDF Core Strategy**

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

### **LDF Development Policies**

DP24 (Securing High Quality Design)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

### **Camden Planning Guidance 2015**

CPG1-Design (section 4 and 5)

CPG6-Amenities (chapters 6 & 7)

### **London Plan 2011**

**NPPF 2012**

## Assessment

### Proposal:

#### 1.0 Background

1.1 Planning consent was granted in 1980 reference 29904 for: Change of use, including works of conversion, to provide 3 self-contained flats.

2.0 Planning permission is sought for the erection of rear dormer at roof level and insertion of 3x rooflights to front roof slope, including creation of rear roof terrace at 2nd Floor.

#### Revisions –

The scheme was revised from the original proposal of a dormer measuring 3.61m deep by 4.02m wide and 2.26m in height. The original proposal featured two windows plus a double door leading on to a Juliette balcony. This was revised to a dormer measuring 3.42m deep, 3.62m in width and 2.19m in height. The two windows would remain, but the balcony would be omitted.

2.1 The material consideration associated with assessing this application for planning permission are:

- Design
- Residential development standard
- Neighbour amenity

### 3.0 Design

3.1 While dormers do feature on neighbouring buildings at 22 and 18 Loveridge Road, and have been approved at the adjoining building at no 28 (but not yet been built). The dormers at no 18 and 28 (app ref 2014/4550/P), which have the benefit of planning permission, are both smaller and therefore more subordinate than what is applied for. While the dormer at no 22 is larger, it should be made clear that the building is a single family dwelling and therefore benefits from permitted development rights. The dormer was therefore granted under permitted development. As the site subject to this application is a flat, the same cannot be said, and therefore the application must be assessed in accordance Camden's policies. The most recent application to be granted is for 28 Loveridge Road for a certificate of lawfulness (ref 2015/5401/P, a separate application to that mentioned above for the same site). Again, this is larger than applied for here, but benefits from PD rights and was granted under an application for a Certificate of Lawfulness. However, policy DP24 states that past alterations or extensions to surrounding properties should not necessarily be regarded as precedent for subsequent proposals.

#### Principle of dormer extension

3.2 Camden's guidance states that 'dormers should not be introduced where they interrupt an unbroken roofscape'. There are, however, a number of rear dormers within the neighbouring buildings and the streetscape, and therefore the proposed is not considered to be within an unbroken roofscape. As such, the proposal for erection of a dormer on the rear roof slope is acceptable in principle. This is of course subject to its detailed design.

#### Detailed design

3.3 In accordance with CPG1 dormers should *usually* leave a minimum 500mm gap between the ridge, eaves and hip. This must be applied each proposal on its own merits. In this case, the roof has a narrow frontage, as such additions at roof level are likely to be more dominant than other roof types. Considering this, although it meets the 500mm minimum distance from the sides of the roof, this fails to prevent the size of the dormer giving an overly bulky impression and being insubordinate to the host building. The application is also contrary to requirements set out in the guidelines regarding size of dormers, specifically for them to 'appear as separate small projections on the roof surface'. The applicant preferred for the dormer to be one larger addition (rather than two smaller separate dormers) which adds to its bulkiness and is therefore unacceptable.

3.4 The proposal has been revised from being set in 500mm from the sides of the roof to 700mm and the Juliette balcony has been removed. However, further revisions were sought from the officer to reduce the distance from the eaves and the ridge, which would address concerns that the proposal was insubordinate to the host building due to its size and bulk. The further revisions were resisted by the applicant, who cited a similar development at no 21C Loveridge Road as a precedent. This was considered, however, this building is not in the immediate context of the site and that past alterations don't set a precedent for future development.

3.5 The rear dormer, owing to its height, width and resulting bulk, fails to comply with planning guidance as it would be insubordinate to the host building.

3.6 Although the Council generally resists uPVC windows where the original and existing material is timber, its use is prevalent along the rear elevation of this street. Furthermore, the existing windows on the rear of the elevation of the property are currently uPVC. Considering this, and that the windows are not visible from the public realm, the uPVC framed windows would not harm the appearance of the building or the wider area in this instance.

3.7 The proposed terrace will be accessed by the replacement window with a door onto the flat roof of an existing extension.

3.8 The three proposed rooflights on the front roof slope follow a run of similarly approved works and therefore will not appear out of keeping or harm the appearance of the streetscene.

#### **4.0 Residential development standards:**

4.1 The headroom of the proposed bedroom does not meet the minimum headroom guidance set out in Camden Planning Guidance (CPG 2 Housing). However it is noted that planning permission was granted for loft conversions (within the existing roofspace) consisting of dormers at 21C and 48 Loveridge Road, both of which are similar to the subject property. None of these planning permissions (2010/2022/P and 2015/3655/P (which itself was a renewal of an extent permission)) met the minimum headroom requirement of 2.3m set out in CPG2. These applications had a maximum headroom of 2.2m. The applicant for the subject property has advised that they are unable to increase the headroom without raising the external height of the dormer. As this would reduce the separation between the ridge and the dormer this would be unacceptable. Given these considerations and also that the proposed roof extension (in this application) is to provide an additional bedroom and bathroom, the proposed loft headroom of 2.2m is considered acceptable in this particular instance.

#### **5.0 Neighbour amenity**

5.1 Any potential issues of overlooking or loss of privacy will be prevented by the erection of a 1.6m privacy screen all around the perimeter, the same height as was approved via application ref 2014/4550/P for the neighbouring building at 28 Loveridge Road (despite the council's preference for a height of 1.8m).

5.2 The proposed roof extension would not extend forward of the existing eaves so would not affect daylight or sunlight to neighbouring properties, nor would there be overlooking to neighbouring room. Furthermore, no other amenity issues are raised as the windows within the new dormer would not increase the opportunity to overlook the neighbouring property any more than that would be possible from the windows in the elevations below

#### **Recommendation:**

Refuse planning permission