

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/08/2011
		N/A / attached		Consultation Expiry Date:	28/8/2011
Officer			Application Number(s)		
Sara Whelan			2011/3002/P		
Application Address			Drawing Numbers		
22 Upper Park Road London NW3 2UP			Please see draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of side wing at lower and upper ground floors to create a new self contained maisonette (Class C3) plus erection of rear and side extensions and relocation of stairs at rear elevation.					
Recommendation(s):		Grant full planning permission subject to a Section 106 legal agreement for car-free housing			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	12	No. of responses	4	No. of objections	4
			No. Electronic	00		
Summary of consultation responses:	Objections have been received from The Coach House, 20 Upper Park Road and from the Garden Flat at no. 22. The following points have been raised; - The side extension is shown on the side elevation but not on the front elevation drawings, the proposed front elevation does not show the 1m high wall that runs along the proposed terrace at the back - There is a new wall instead of the balcony- this is not clearly shown on all plans and would interfere in the gap which should not be reduced between properties. <i>Officer response: amended plans have been received showing the correct information</i> - Object to the replacement of the cast iron balcony railings, which are a feature of all the balcony houses in this road- these are to be scrapped and replaced by a solid wall. - The plans contravene Camden's guidelines which forbid more infills between houses in the road - The scale of the whole extension is over developed and the detailing used is heavy handed, and inelegant and quite out of keeping with the style of the whole run of houses in this Conservation Area <i>Officer response: please see paragraphs 2.1-2.5</i> - Object strongly to the positioning of a screen in front of kitchen window of no. 20 which would have a huge impact on their view of the adjacent garden - The proposal is a complete independent self-contained house - Unhappy that the staircase into the garden will be directly outside bedroom window of no.22. Strongly feel that this will reduce the light that enters the property. Concerned about the privacy aspect of this relocation. The staircase will allow people to look directly into the bedroom of the garden flat which is not ideal. - The addition of the rear extension will reduce the amount of light entering into the garden flat at no. 22. <i>Officer response: please see paragraphs 3.1 – 3.3</i>					
CAAC/Local groups* comments: *Please Specify	Parkhill CAAC – Objection - Object to proposal to make the front elevation unsymmetrical - Object to rear extension due to increase of bulk and fragmentation of materials and appearance - The proposal would not be subservient to the main house					

Site Description

The application site comprises a semi detached villa property with 2 storey lower and upper ground floors side wing. The ground floor accommodates a garden flat. The upper levels and side element comprises one large single family dwellinghouse. The building is listed as making a positive contribution to the Parkhill Conservation Area. The adjoining semidetached villa at no. 20 has a similar arrangement of a side wing converted into a coach house, separated by a narrow gap from the application site's side wing.

Relevant History

2011/1265/P Erection of a front, rear and side extension, alterations to fenestration, and relocation of stairs at rear elevation, following demolition of existing extension of dwelling (Class C3) – withdrawn

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
 CS6 Providing quality homes
 CS11 Promoting sustainable and efficient travel
 CS13 Tackling climate change through promoting higher environmental standards
 CS14 Promoting high quality places and conserving our heritage
 CS18 Dealing with our waste and encouraging recycling
 DP2 Making full use of Camden's capacity for housing
 DP6 Lifetime homes and wheelchair homes
 DP17 Walking and cycling
 DP18 Parking standards and limiting the availability of car parking
 DP19 Managing the impact of parking
 DP22 Promoting sustainable design and construction

DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006 / Camden Planning Guidance 2011 (Phase 1)

Parkhill and Upper Parkhill Conservation Area Assessment 2011

Assessment

1.0 This application seeks planning permission to replace a single storey side extension and erect a single storey rear extension with replacement balcony. The existing two storey side element plus new extensions would be laid out as a self contained two bedroom property. Amended plans have been received replacing a new window on the front elevation with a roof light, this now retains the rendered recessed windows as existing. The amended plans show the correct layout of the new staircase and relocating the doors to the greenhouse. It is not considered necessary to reconsult neighbouring properties.

1.1 The principal planning considerations are- Impact upon the character and appearance of the Conservation Area; Impact upon adjacent residential amenity; Amenity of the new unit.

2.0 Impact upon the character and appearance of the Conservation Area

2.1 The application property has two storey side element which sits next to a similar sized element at no. 22 Upper Park Road. The flank building line of no. 22 Upper Park Road is built up to the boundary. The side element at no. 20 is offset from the boundary by approximately 1.3m. The recently adopted Conservation Area Statement for the area identifies that the gaps between semi detached houses have in most cases been infilled. Many properties on Upper Park Road have been infilled with twentieth century poor quality construction and set almost flush with the main houses. Many properties also include coach house infill development similar to that at number 20 and that proposed as part of this application.

2.2 The previously withdrawn application featured a front extension to the existing side element, which would have been set almost flush with the main house. This application is a resubmission following the withdrawn application. The proposal has been amended so that no side or front extension would occur to the existing side element, apart from a staircase within the gap, which would be predominately glazed. The front point of the two side elements at nos. 22 and 20 is approximately 1.3m separation distance. The proposed staircase would be set back by approximately 2m from the front of the side element. The staircase would be set approximately 1.5m lower than the parapet wall of the side element. The staircase would not be visible from most vistas in the street scene due to the juxtaposition of nos. 20 and 22. In addition the two storey side element of no. 20 projects further forward and screens the side elevation of no. 22. The existing 1 and 2 storey elements at no. 22 and the 1.3m wide gap between the two properties would mean that only limited views could be seen of the staircase when standing directly in front of no. 22. Although the staircase would be visible in limited views, it is considered to appear as a subordinate form of development by reason of it being set 2m back from the front elevation and set down 1.5m below the eaves. It is not considered that the proposed staircase would result in a form of harmful infill development and would therefore be in accordance with the Conservation Area Statement and would preserve the setting and appearance of the 2 houses which are positive contributors and preserve the character and appearance of the wider conservation area.

2.3 The proposed front elevation would remain unchanged. The two window reveals at the upper level would remain solid and the new front door would replace an existing front door. This would preserve the character and appearance of the conservation area. Roof lights would be included above the new bathroom. These would be screened by a parapet wall and would not result in a prominent form of development in the street scene. The flank elevation would include a 1.8m high privacy screen in front of a kitchen window at no. 20 Upper park Road. This would be visible in glimpses from the street scene. It would be the side elevation of the privacy panel which would be visible and this would be positioned over 4m back from the front building line. Therefore it is considered that the privacy screen would preserve the character and appearance of the conservation area.

2.4 The proposed rear extensions would be staggered. A rear extension would project 4.1m from the rear building line of the main house. A deeper element would run alongside the flank elevation of no. 20 Upper Park Road; this would protrude approximately 7m from the rear building line of the property. The proposed roof/balcony above the extensions may be visible from the street scene. However this would only be visible from the opposite side of Upper Park Road and if a view is taken from directly opposite the property. It is considered that the proposed extensions would preserve the character and appearance of the conservation area. The width of the rear extension would expand across the side element of the property. It would not splay across the main part of the villa property. The depth would not exceed the two storey element at no. 22. The proposed extensions would be single storey and partly with a glazed roof. It is considered that the extensions would appear subordinate to the parent property and that enough garden space would remain to preserve the character and appearance of the conservation area.

2.5 The balcony to the rear of the main house would be retained as existing. The balcony would be altered to accommodate the new rear extension. The alterations to the balcony at the rear of the side element are considered to be acceptable and the alterations would be in keeping with the character and appearance of the host property and wider conservation area.

3.0 Impact upon adjacent residential amenity

3.1 The adjacent property at no. 22 Upper Park Road is a subordinate 'coach house' attached to the main dwelling of number 22. The coach house has primary windows on the front and rear elevations and a window on the flank party wall which serves a kitchen. The kitchen at no. 22 Upper Park Road looks directly onto the balcony and garden of no. 20. This relationship is not considered to provide privacy to either occupant. The previously withdrawn scheme proposed to build an extension directly in front of this window. The proposed works would include the installation of a staircase which would project from the existing side elevation. The main building line s of the existing side element would have no further alterations. The proposed works would include the erection of a 1.8m high privacy screen approximately 0.9m in front of this kitchen window. This would provide limited views from the kitchen window and a sense of 'breathing space' from the kitchen window. The privacy screen would be obscure glazed and would therefore allow light to the adjacent kitchen window whilst protecting the privacy of the new dwellinghouse. Objections have been received from the occupants of no. 20 regarding their outlook and loss of light. The window serves a kitchen which is not considered a primary habitable room, therefore its outlook does not need to be protected. In any case, the privacy screen would allow views of the sky and would continue to allow adequate light to serve the kitchen window. The existing kitchen at no. 22 is served by two rooflights. It is considered that adequate light would be retained to this flank elevation window in addition to that provided through the rooflights. The erection of a privacy screen in front of the adjacent kitchen window is considered to be acceptable.

3.2 The ground floor of no.22 is occupied as a separate flat. The proposed single storey extension would be in close proximity to the habitable room window of the garden flat. The proposed extension would intrude a 45 degree splay taken from the centre of the habitable bedroom window which would result in some reduction of daylight. However the extension would be positioned to the south west of the window. This would not affect the morning or midday sun achieved by these habitable room windows. The late evening sun may be affected but this is already limited by the two storey 7m deep element at no. 20 Upper Park Road. Considering that the proposed extension would be single storey and would be located adjacent to an existing two storey element, it is not considered that the proposal would have a significant impact upon the residential amenity of the garden flat. Indeed it is noted that the remaining windows of the garden flat would be unaffected by the proposed extension.

3.3 The proposal would include the relocation of an external spiral staircase. This would be repositioned approximately 1.7m from the bedroom window of the ground floor flat. Objections have been received regarding the privacy of this window. Although the relocation of the external staircase would be different it is not considered necessarily to be harmful. The upper floors of the main property have access to the garden. Therefore by nature of the garden being shared, a level of overlooking into the garden floor flat occurs as existing. It is not considered that the location of the spiral staircase would have any increased impacts of overlooking upon the garden flat.

4.0 Amenity of the new unit

4.1 The proposed unit would accommodate two bedrooms and would have access to a patio area to the rear as well as the shared garden. The total proposed floorspace of the unit is 72.7sqm; this exceeds the three person minimum standard of 61 sqm laid out in the Camden Planning Guidance. The main bedroom would be 13.2sqm and the secondary bedroom would be approximately 9sqm which exceed the minimum 11sqm and 6.5sqm respectively recommended floorspaces in the Camden Planning Guidance. A lifetime homes assessment has been submitted which indicates all criteria that can be achieved and provides a robust justification if a criterion cannot be met. The proposed would have a level access and bedroom, kitchen, WC and living area on the ground floor, another bedroom and bathroom and bedroom would be located upstairs. All habitable room windows would have access to daylight and ventilation. The proposed unit is considered to provide an acceptable level of amenity for future occupants.

5.0 Other issues

5.1 The proposed works would create a self contained unit. The area has good access to public transport and the CPZ is constrained. Therefore the new unit would be secured to be car free by a section 106 legal agreement.

5.2 It is considered that there would be sufficient storage for waste and recyclable within the self contained unit or to the front of the unit. The kitchen is level with the road and therefore arrangements for bin collection are considered acceptable.

5.3 The proposed new unit should include the retrofitting of the existing building with energy efficient measures. The Camden Planning Guidance revised version no.3 states that work involving change of use or extensions should include at least 10% of the project cost to be spent on energy efficiency improvements. Where retrofitting measures are not identified at the application stage, the implementation of energy efficiency measures should be secured by way of a condition. This is considered appropriate at this time as the applicants have stated that they are not intending to implement the proposal immediately.

5.4 It is considered that cycle parking can be accommodated within the property or to the front of the property. A condition would be attached to any permission granted requiring details of x1 cycle parking space.

6.0 Recommendation -planning permission be granted subject to a S106 legal agreement for car-free development.

DISCLAIMER

Decision route to be decided by nominated members on Monday 1st August 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>