

Delegated Report		Analysis sheet	Expiry Date:	24/08/2016
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nora-Andreea.Constantinescu			2016/3905/P	
Application Address			Drawing Numbers	
25 Holmdale Road London NW6 1BJ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Single storey rear/side infill extensions to dwelling (Class C3).				
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	10	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>The objection received is summarised below:</p> <ol style="list-style-type: none"> 1. The proposal will cause significant negative consequences on the amenity of the neighbouring property at no 27 such as significant reduction in daylight and sunlight and therefore increase of dampness. 2. The wall of the proposed extension will replace the existing fence and this will benefit only to the occupiers of no 25. It is not clear what will happen to the remaining part of the fence. The objection refers to the unilateral use of the shared fence and area. 3. The proposal is 1-1.5m higher than the current wooden fence will cause an unpleasant feeling of being hemmed within the garden due to the brick wall on the other side of the garden. <p><u>Officer's response:</u></p> <p><i>It is agreed that the proposal will cause significant harm to the amenity of the neighbouring occupiers at no 27 in terms of loss of light, loss of outlook and will have an overbearing appearance. For a detailed assessment of the proposal please see the main body of the report.</i></p>					
CAAC/Local groups	N/A					

Site Description

The application site is located on the eastern side of Holmdale Road and relates to a two storey single family dwelling.

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

Relevant History

2016/2171/P - Construction of single storey side and rear extensions – Granted on 03/06/2016

Relevant policies

Town and Country Planning (General Permitted Development) Order 2015

NPPF 2012

London Plan 2016

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

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Assessment

- 1.0 As there has been received an objection 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 is in accordance with paragraph A.4 (7) of the GPDO 2015.
- 2.0 Previous permission has been granted for a similar rear/side infill extension under 2016/2171/P. The side of the extension which infills the gap between the application property and the neighbouring one at no 23 Holmdale Road remains the same as the one previously granted under planning permission, the impact on neighbouring amenity was assessed as part of the planning permission and considered acceptable in regard to No.23. This previous permission, allowed for a rear extension measuring 4.7m in depth measured from the original rear wall.
- 3.0 Under the current application the extension projecting from the rear wall of the two storey outrigger would have a depth of 6m measured from the original rear wall and a height of 3m.
- 4.0 Given the impact on No.23 has already been assessed in the previous permission (2016/2171/P) the assessment below will relate to the impact on No.27.

Visual Amenity

- 5.0 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 property at no 27 Holmdale Road is formed by a long rear garden which provides good outlook as well as the gardens of the row of terraced along Holmdale Road.
- 6.0 It is noted that the neighbouring property at no 27 Holmdale Road appears to sit at a higher level of approximately 35cm than the garden level of the application site; however considering the bulk and mass of the proposed extension it is considered that detrimental impact will be caused to the visual amenity of the neighbouring occupiers of the ground floor flat at no 27 Holmdale Road.
- 7.0 The existing boundary fence between the application site and the property at no 27 is shown on the proposed drawings to have a height of 1.8m. It is considered that the height and depth of 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.

Neighbouring Amenity

- 8.0 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”.
- 9.0 No 27 Holmdale 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 no 27 Holmdale Road, it is considered that the proposal would be an overbearing addition that would materially harm the existing levels of light and outlook of those occupiers.
- 10.0 Overall, the proposed extension due to its bulk and mass would contribute to the loss of amenity for existing and future occupiers of the property at no 27 Holmdale Road and is contrary to CPG 1 (P 32).

Permitted Development Rules Assessment

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

The applicant has submitted the details required under the amended GPDO paragraph A.4 (5), giving the height, depth and all the 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.1 (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)	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)	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)	The enlarged part of the dwellinghouse extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;	No
A.1 (f)	Subject to paragraph (g), 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 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 (i)	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—	No

	(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	
A.1(k)	It would consist of or include (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?	N/A
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 GPDO 2015.

Summary and conclusion:

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 no 27 Holmdale Road, and furthermore would result in detrimental harm to the living conditions of the occupiers at no 27 Holmdale Road in terms of loss of outlook and light. As such the application is recommended for refusal.

Recommendation:

Refuse Prior Approval

