

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	21/10/2016		
				Consultation Expiry Date:	21/09/2016		
Officer			Application Number(s)				
Helaina Farthing			2015/6982/P				
Application Address			Drawing Numbers				
167 Fordwych Road London NW2 3NG			Refer to Decision Notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The erection of two side dormers and hip to gable extension to the rear of the dwellinghouse (Class C3).							
Recommendation(s):		Refuse Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
Summary of consultation responses:		In addition to the letters sent to adjoining occupiers, a site notice was displayed to the front of the property from 31/08/2016. No written responses were received.					
CAAC/Local groups comments: N/A		NA and none received.					

Site Description

The application site is a detached residential building on the northeastern side of Fordwych Road. The host building forms a group of detached structures on this side of Fordwych Road (no.s 151-171) that are similar in appearance with largely unaltered roofs with their original rear hipped elements keep intact.

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

Relevant History

163 Fordwych Road

June 2016 – PP **Granted** – Conversion of existing house to 5 no x residential units. Creation of gable-end roof to the rear, 2 no. x side dormers and a rear single storey extension, alteration form pitched to flat roof to the existing rear extension. 2016/1832/P.

Officer comment: The above application was significantly different to what is being applied for here and is not considered a precedent for further developments of its type. The development was under construction during the writing of this report and was considered to be visually harmful to the character and appearance of the streetscene. Such should not be further encouraged with the subject application appearing far more incongruous on plan form.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2016) – in particular Sections 7.4 (Local Character) and 7.6 (Architecture)

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design (2015) - Sections 2, 3, 4 and 5

CPG2 Housing (2015) - Section 4

CPG6 Amenity (2011) - Sections 2,3,4,5,6 and 9

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of two side dormers and a hip to gable extension (with a soft hip) to the rear of the dwelling house. The dormers would extend from the ridgeline with a mono-pitched roof and contain two side facing windows each. The rear hip to gable extension would extend from the ridgeline in line with the main rear wall of the dwelling. It would include a soft hip facing to the rear with a new second floor rear facing window.

2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);
- The impact of the proposal on the amenity of neighbouring occupiers.

3.0 Design

3.1 Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

3.2 CPG1 design guidance advises roof alterations are likely to be acceptable when there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. Alterations are unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design.

3.3. The subject property is part of a group of properties with a largely unaltered roof profile with little evidence of alterations visible from within the streetscene. There is a recent planning approval at No. 163 Fordwych for two side dormers, however, this is an anomaly and the Council must consider the proposed development on its own merits.

3.4 Paragraph 5.11 of CPG1 states that roof dormers and alterations/additions to the roof should be sensitive changes which maintain the overall structure of the existing roof form and be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance (with a 500mm gap). Figure 4 of CGP1 shows that dormers should be set back by at least 500mm below the ridgeline, above the eaves and from the slope of the roof.

3.5 The proposed dormers would extend from the top of the ridgeline with a shallow pitched roof and structures that would occupy the majority of the side elevations they would be inserted into. The dormers would dominate the resulting roof slope and be incongruous additions to the host building. Due to the above and the height and depth of the dormers they would be visually prominent from within the streetscene and would unacceptably detract from the character and appearance of the host property and the surrounding area. This would be contrary to the guidance within CPG1 which advises that roof additions should be sensitive. The dormers would also be clearly visible above the roofline when viewed from a distance.

3.6 With regards to the hip to gable element to the rear it is considered that this would result in an unsympathetic addition at roof level that would not be in keeping with the style and character of the host dwelling as well as the surrounding buildings. Although the extension is to the rear it would be readily visible from neighbouring properties. In terms of good design, private views are considered important in regard to respecting properties integrity and achieving design of a high standard. In addition, the cumulative impact of the hip to gable enlargement and the side dormers would lead to an incongruous roof form with the overall structure of the roof not being maintained but being unacceptably distorted. While a development at 163 has been permitted under 2016/1832/P this does not create a precedent for other developments to come forward. That development, now partly constructed, is considered harmful and existing harm does not justify further harm. In addition, the proposal here is significantly more detrimental due to the bulk and massing at roof level with the roof of the dormers extending from the ridgeline with a shallow pitch.

3.7 Overall, the proposed additions would be out of keeping with the character, setting, proportions, context and the form and scale of the host and neighbouring buildings. The proposal would therefore be contrary to policy DP24 which requires all developments throughout the borough, including alterations and extensions to existing building, to be of the highest standard of design.

4.0 Amenity

4.1 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

4.2 The size, scale and location of the proposed roof additions would not be likely cause any undue impacts on the amenity of neighbouring properties with regard to light and outlook. There is a concern that the side dormers could potentially overlook an existing side dormer at no. 169 and potentially prejudice development at no. 165. If planning permission were to be deemed acceptable a planning condition could be attached to ensure that these windows would be obscurely glazed and non-openable at a certain height (1.7m).

5.0 Recommendation

6.1 Refuse planning permission