

Delegated Report		Analysis sheet	Expiry Date:	03/02/2017
		N/A / attached	Consultation Expiry Date:	02/11/2016
Officer			Application Number(s)	
Charlotte Meynell			2016/5069/P	
Application Address			Drawing Numbers	
34 Ingham Road London NW6 1DE			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to the rear elevation at second floor level, including the creation of a roof terrace above two storey outrigger enclosed by new balustrade and privacy screens, and replacement of existing rear dormer window with a door.				
Recommendation(s):		Refuse planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	05
			No. electronic	05		
Summary of consultation responses:	<p><u>A site notice was displayed from 12/10/2016 until 02/11/2016</u></p> <p>Objections have been received from 5 nearby residents:</p> <ul style="list-style-type: none"> • 38 Ingham Road; • 11 Weech Road; • 12 Weech Road; • Flat 1, 7 Weech Road; • Flat 16, Weech Hall. <p>The objections are summarised below:</p> <ul style="list-style-type: none"> • The proposed roof terrace would be intrusive and would affect the privacy of neighbouring gardens through overlooking. • Roof terraces are uncommon in the area and should be discouraged or they would set a precedent. • The privacy screening proposed is not enough to prevent overlooking issues as it could be removed. • Mature trees to the rear of the garden which currently provide screening are dying and may need to be removed, and so it cannot be assumed that the trees will always be there to prevent overlooking from the proposed roof terrace. • There is a potential increase in noise from that height. • The extra weight of the proposed roof terrace will exacerbate problems with subsidence in the area. <p>The following comments were also received from No. 36 Ingham Road:</p> <ul style="list-style-type: none"> • The proposed 1.8m high slatted privacy screen on the east elevation gives a sense of enclosure and makes the space more solid and pollutes the already congested roof area. • The proposed privacy screen would further block out the skyline view from the garden and windows of No. 36 and reduce the sense of openness. • The privacy screen would have less impact if it was opaque glass on all sides. 					

Site Description

The subject site comprises a two storey mid-terrace dwelling house situated on the northern side of Ingham Road. The benefits from permitted development rights and has erected a full-width rear dormer roof extension and a rear dormer "pod" above part of the two storey rear addition.

The building is not listed and the site does not fall within a conservation area.

Relevant History

34 Ingham Road

2009/1968/P – Erection of a single storey rear extension to dwellinghouse. **Certificate of lawfulness (proposed) refused 17/07/2009.**

2009/3915/P – Erection of a single storey side and rear extension to residential dwelling (Class C3). **Planning permission granted 06/10/2009.**

2014/5311/P – Proposed rear dormer to replace existing and rooflights to front roofslope. **Certificate of lawfulness (proposed) granted 30/09/2014.**

2015/7260/P – Erection of rear dormer roof extension and "pod" roof extension above part of two storey rear addition. **Certificate of lawfulness (proposed) granted 04/05/2016.**

32 Ingham Road (Neighbouring property)

PSX0204672 – Certificate of Lawfulness for Proposed Development to convert the loft into habitable space, including the erection of a full width rear dormer and the installation of 4 roof lights on the front slope of the roof. **Certificate of lawfulness (proposed) granted 16/06/2003.**

2014/7565/P – Erection of a single storey rear infill extension and changes to the windows at first floor and second floor level on the rear elevation. **Planning permission granted 16/02/2015.**

36A Ingham Road (Neighbouring property)

2016/6886/P – Extend rear dormer, create second floor terrace, enlarge window & door opening to existing first floor balcony, replace existing casement windows with double hung sash windows. **Under consideration (Registered 17/01/2017).**

27 Ingham Road

2011/2372/P – Installation of balustrading, green wall and steel mesh pergola on flat roof at rear second floor level and replacement of window with french doors at rear second floor level all in association with use of roof as a terrace and installation of green roof to remaining part of flat roof all in connection with existing dwellinghouse (Class C3). **Planning permission refused 21/07/2011.**

Relevant policies

National Policy Planning Framework (NPPF) (2012)

National Planning Policy Guidance (2014)

London Plan (2016)

Local Development Framework

Core Strategy Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Plan Policies (2010)

DP24 Securing high quality design

Supplementary Guidance

CPG1 (Design) (2015)

CPG6 (Amenity) (2011)

Fortune Green and West Hampstead Neighbourhood Plan

Policy 2 (Design and Character)

Assessment

1.0 Proposal:

1.1 Planning permission is sought to create a roof terrace with a depth of 3.2m and a width of 2.8m above the two storey rear closet wing. The main features of the proposal comprise:

- Raising the height of part of the roof of the two storey closet wing by a maximum of 0.4m in line with the western wall of the existing dormer “pod” to create a flat roof;
- The erection of 2 x slatted timber panelling privacy screens with a depth of 3.1m and height of 1.8m along the east and west boundaries of the proposed terrace;
- The erection of a metal balustrade with a width of 1.0m and height of 1.1m along the rear of the proposed terrace;
- The replacement of the rear window of the existing dormer “pod” over the two storey closet wing with a door to enable access onto the proposed terrace.

2.0 Assessment:

2.1 The principle considerations material to determining this application are as follows:

- Design (the impact of the proposal on the character and appearance of the host property, as well as that of the wider area);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design and Appearance

3.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties, and the character and proportions of the existing building.

3.2 CPG1 (Design) advises that terraces should complement the elevation upon which it is to be located, and should not adversely affect the appearance of the roof of the property. Consideration should be given to the detailed design to reduce the impact on the existing elevation, careful choice of materials and colour to match the existing elevation, and the possible use of setbacks and screens or planting to prevent overlooking.

3.3 Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Furthermore, paragraph A14 states that “Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development”.

3.4 Two storey closet wings are the predominant feature of the rear building line along this side of Ingham Road. The proposed rear roof terrace would be located to the rear of the existing “pod” dormer built above the two storey closet wing under permitted development. The

“pod” dormer is currently set back 3.1m from the rear elevation of the closet wing. The proposal would raise the roofline of the closet wing for the full width of the “pod” dormer to create a flat roof which would extend the remaining depth of the closet wing. This is considered to be an unsympathetic and incongruous alteration to the roofline, which would be out of keeping with the original architectural features of the host building and would disrupt the pattern and form of the rear building line of the terrace.

3.5 The proposed privacy screens to the east and west sides of the proposed terrace would be a solid and permanent feature on the rear of the property. Through being 1.8m in height and 3.2m long, and positioned at second floor level, the privacy screens are considered to be a visually prominent and incongruous feature on the property, to the detriment of the host building. The screens would also be highly visible from the neighbouring properties and their gardens.

3.6 The 1.1m high metal balustrade proposed to the rear of the roof terrace would not represent an overly dominant feature to the property, and would be acceptable in terms of design.

3.7 Whilst the enlargement of the rear window of the “pod” dormer to accommodate a door would not be in keeping with the size and scale of the existing openings in the building, the insertion of a door with a Juliet balcony can be undertaken under permitted development, and so the enlargement would be acceptable in this instance.

4.0 Residential Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan states that in order to achieve high quality design, extensions need to be in character and proportion with their context and setting, including the relationship to any adjoining properties.

4.3 The proposed roof terrace would be located at second floor level and situated adjacent to the neighbouring property No. 32 and in close proximity to the neighbouring two flats at No. 36 Ingham Road. It is considered that given the location and size of the terrace, it would cause harm to the amenity of neighbouring properties through loss of privacy caused by direct overlooking. Normally privacy screening could be secured by condition, but such screening forms a part of the application, and for the reasons set out in paragraph 3.5, the screening would be detrimental to the appearance of the host building and the terrace of which it forms a part.

4.4 Although the use of part of the two storey rear addition as a roof terrace might result in an element of noise being generated, this would not be considered significant.

5.0 Conclusion

5.1 It is considered that the detailed design, size and location of the proposed roof terrace and its associated screening would appear as an incongruous addition that would have an adverse impact on the character and appearance of the host building, the terrace of which it forms a part, and the surrounding area. As such the proposal is considered unacceptable and contrary to Policies CS14 and DP24 of Camden’s Local Development Framework and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

6.0 Recommendation

6.1 Refuse planning permission.