

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	21/04/2016
		N/A	<b>Consultation Expiry Date:</b>	21/04/2016
<b>Officer</b>			<b>Application Numbers</b>	
Samir Benmbarek			2016/1067/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
7 Chetwynd Road London NW5 1BX			16002_P_100; 16002_P_01; 16002_P_102; 16002_P_103; 16002_P_104; Design and Access Statement dated February 2015	
<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 single storey outbuilding in rear garden, with glazed link to attach to rear of existing dwelling; re-building of existing garden walls; alterations to fenestration at rear of dwelling; associated landscaping works				
<b>Recommendation:</b>	Refuse Planning Permission			
<b>Application Type:</b>	Householder Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>21</b>	No. of responses	<b>02</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 30/03/2016 (expiring on 20/04/2016) in locations within close proximity to the application building. A press notice was displayed in the local press (Ham &amp; High) from 21/04/2016 (expiring 21/04/2016).</p> <p>To date, three comments have been received. They have been received from the owner/occupier(s) at:</p> <ul style="list-style-type: none"> <li>• 5 Chetwynd Road</li> <li>• 9 Chetwynd Road</li> </ul> <p>The comments raised are summarised below:</p> <ul style="list-style-type: none"> <li>• Plans indicating the demolition of the existing party wall</li> <li>• Size of proposed garden room within an area of smaller garden plots</li> <li>• Concerns of privacy upon neighbouring occupiers from the proposed garden room</li> <li>• Concerns of loss of light from the proposed garden room</li> <li>• Concerns of sense of enclosure from the proposed garden room</li> </ul>					
<b>Dartmouth Park CAAC</b>	The Dartmouth Park CAAC was formally consulted. They have responded objecting to the proposal.					

## Site Description

No. 7 Chetwynd Road is a three storey dwellinghouse located on the northern side of Chetwynd Road. The property is located within the Dartmouth Park Conservation Area. It is not a Listed Building.

## Relevant History

### No. 7 Chetwynd Road (Application Building)

No relevant planning application history.

### No.9 Chetwynd Road

(Ref 2010/2501/P) Householder application granted on 05 July for the erection of a ground floor rear/side extension to dwelling house (Class C3).

### No. 5 Chetwynd Road

(Ref 2013/4829/P) Full planning permission granted on 30 September 2013 for the conversion from two flats to single dwelling house (Class C3), and erection of single storey side and rear extension with rooflight following demolition of existing rear extension, and alterations to windows.

## Relevant policies

### **National Planning Policy Framework, 2012**

### **The London Plan 2016**

### **LDF Core Strategy, 2010**

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

### **Camden Development Policies, 2010**

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Supplementary Planning Guidance**

CGP1 (Design)- Section 4- Extensions, Alterations and Conservatories

CPG6 (Amenity)

### **Dartmouth Park Conservation Area Appraisal and Management Statement 2009**

### 1. Proposal

1.1 Planning permission is sought for the erection of an outbuilding in the rear garden and a glazed link between the new outbuilding and the main dwellinghouse.

1.2 The rear outbuilding would be constructed from brick and glazing and would feature a green roof. The proposed link through the garden to the rear of the dwelling house would be constructed from glazing for both one of the walls and roofing. The other wall is the boundary wall shared with No.5 Chetwynd Road and would be constructed out of brick.

1.3 The rear outbuilding would have a footprint of 19.6sqm and the glazed link would have a depth of 6.2m. The proposed rear outbuilding would have a height of 3.0m and the link would have a height of 2.4m. The height of the existing boundary wall would be altered to 2.4m from 1.7m to accommodate the proposal.

1.4 The rear outbuilding would feature a green roof and a rooflight. The dimensions of the rooflight would be 3.6m x 0.8m.

1.5 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the surrounding area and;
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

### 2. Background

2.1 On 14 March 2016, a Certificate of Lawful Development (proposed) was granted for the erection of a single storey outbuilding in the rear garden. The approved outbuilding had a larger footprint than the current proposal at 24sqm (this proposal has a footprint of 19.6sqm). The approved outbuilding had a height of 2.5m in comparison to the current proposal which has a height of 3.5m resulting in a 1.0m difference in height. The certificate of lawfulness application did not include a link between the outbuilding and the dwelling house.

2.2 The certificate of lawfulness for the outbuilding was approved under planning ref: 2016/0369/P as it met the requirements of Class E of Schedule I, Part II of the General Permitted Development Order 2015. As the current proposal is submitted as a householder planning application, it will be assessed against Camden's planning policies as listed above in the 'Relevant Policies' section.

### 3. Assessment of Impact on Host Building and Surrounding Area

3.1 The application site is within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, under Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990. The application building is a three storey dwellinghouse located on the northern side of the street. The rear gardens of the buildings of the northern side are smaller in scale in comparison to the larger gardens of Dartmouth Park Road which they back on to. In general, the rear gardens of the properties within the Dartmouth Park Conservation Area are characterised by green, natural, or soft landscaped spaces. The size of the rear garden of the host building has been diminished over time by virtue of the construction of a side infill extension (for which there is no planning history). The original size of the rear garden prior to any works is measured at 65.3sqm. Currently, the area is measured at 51.3sqm.

3.2 In regards to LDF policies, respecting the intrinsic character of the surrounding area is a key

aim. In particular Policies DP24 and DP25 require careful consideration of the characteristics of the site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within areas of distinctive character, it is considered development should reinforce those elements which create the character.

3.3 Within reference to CPG1 (Design), developments in rear gardens should:

- Ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to the host garden;
- Not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area;
- Use suitable soft landscaping to reduce the impact of the proposed development;
- Ensure building heights will retain visibility over garden walls and fences;
- Use materials which complement the host property and the overall character of the surrounding area;
- Address any impacts upon water run-off and groundwater flows, both independently or cumulatively with other extensions

3.4 The Dartmouth Park Conservation Area Appraisal and Management Strategy advises that developments in gardens should not involve the loss of landscaping and the Council will resist this.

3.5 Within the proceeding context, it not considered that the scale of the proposal on its own or in conjunction with the previous development(s) in the rear garden would be subordinate to either the host building or the rear garden. The amount of garden space left over as a result of the proposal would be 26.5sqm which means more than half of the rear garden (which is of a smaller scale in comparison) would have been developed on.

3.6 It is further considered that, visually, the proposal would not be subordinate as the proposed outbuilding would be viewed at the rear and the side of the garden and the garden itself would be enclosed by the proposal. Overall, the proposal is considered to result in overdevelopment of the rear garden and the host building taking into consideration the side infill extension present at the property.

3.7 Some elements of the detailed design of the proposal are considered inappropriate and unsympathetic to the host building and surrounding conservation area, in particular the glazing of the link which is considered to create an imbalance between the traditional materials that are a characteristic of the host building and surrounding area, such as brick and slate. The materials of the rear outbuilding which are brick and slate with sliding doors are considered to be acceptable. Within the outbuilding, the glazing aspect is considered appropriate as it is within a combination of brick and aluminium framing.

3.8 The proposed rooflight upon the rear outbuilding is considered to be acceptable in its quantity and size and would not cause harm to the character and appearance of the conservation area.

3.9 Although not seen from public view, the proposal is considered to cause an adverse impact on the character and appearance to the Dartmouth Park Conservation Area by infilling the entire garden with the proposal and associated hard landscaping materials in results in the eroding of the natural and soft landscaping of the garden which is a characteristic of the rear areas within the conservation area. As the proposal is contrary to Policies DP24 and DP25 of the LDF, as well as the Dartmouth Park Conservation Area Appraisal, and Management Strategy and the application is recommended for refusal on this basis.

#### **4. 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. The factors to consider include: privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for development 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 It is considered there would be negligible impact upon the amenity of adjoining residential occupiers as a result of the proposal. It is not considered the proposal would increase levels of overlooking as there are already established views into the rear gardens from the dwelling and vice versa which is typical within residential settings such as this. It is also not considered the proposal would cause any implication upon the levels of daylight and sunlight as well as the outlook experienced by the neighbouring properties as the proposal is located a considerable distance away from the rear windows with the majority obscured from view by reason of the boundary walls around the application garden.

#### **5. Sustainability**

- 5.1 Policy CS13 notes that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and the policy encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy DP22 requires development to incorporate sustainable design and construction measures and it requires the incorporation of green or brown roofs, wherever suitable.
- 5.2 The proposed development incorporates a green roof, which is welcomed in terms of biodiversity and water run-off. Nevertheless, the proposal would result in a large percentage of the garden being covered in hard standing, and it is considered that the benefits to biodiversity, water, natural landscaping and trees by way of the green roof would be outweighed by the detrimental impacts upon the same matters by reason of the complete removal of natural/soft landscaping in the rear garden.

#### **6. Recommendation**

Refuse Planning Permission.