

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/08/2017	
		N/A / attached		<b>Consultation Expiry Date:</b>		03/10/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2017/3852/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
191 Fordwych Road London NW2 3NH				Please see Decision Notice			
<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 a single storey rear and side extension to the rear wing associated with the existing residential flat (Class C3).							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice was displayed from 01/09/2017 - 03/10/2017 No written representations received.					
<b>CAAC/Local group comments:</b>		N/A					

## Site Description

A semi-detached, 2-storey dwelling located on the north side of Fordwych Road and south of the railway line. The building is divided into 2 self-contained flats which is characteristic of the residential buildings.

The application relates to Flat 2, which occupies part ground and part 1st floor levels all within the rear wing of the building and is accessed via a side entrance.

The building is not within a designated conservation area.

## Relevant History

### Application site

**2017/1013/P**- Erection of 2 storey rear extension and alterations to self-contained flat (Class C3). Refused on 31/05/2017. Appeal lodged, not determined yet.

Reason for refusal:

*The proposed two-storey rear extension, by reason of its detailed design, bulk, scale and siting, would fail to appear as a subordinate addition to the host building and would appear incongruous in the context of the existing rear elevation and surroundings which would be detrimental to the appearance of the host building. It would be contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and emerging policy and D1.*

**PWX0003071** - Conversion of property from 2 self-contained flats into 3 self-contained flats, plus erection of rear dormer and single storey rear extension plus associated elevational alterations. Refused 20/03/2001 on grounds of extra carparking and width of dormer; allowed on appeal on 5.9.01.

### Other relevant sites:

*195 Fordwych Road*

**2016/6284/P** – Subdivision of single family Dwellinghouse (C3) into no.3 self-contained units (1x 3bed, 1x 2bed & 1x 1bed) (C3) including single storey rear extensions at ground floor, hip to gable roof extension as well as installation of dormer window to rear roof slope. Associated alterations. (Use Class C3). Permission granted 23.3.17

## Relevant policies

**National Planning Policy Framework 2012**

**The London Plan 2016**

**Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

**Camden Planning Guidance**

CPG1 - Design

CPG6 - Amenity

**Fortune Green and West Hampstead Neighbourhood Plan 2015**

Policy 2- design and character

## Assessment

### 1. Proposal

- 1.1 Planning permission is sought for the erection of full-width rear extension with a partial width extension to the flank wall of the rear wing, all to be timber-clad.
- 1.2 The host building has a 2-storey rear closet wing with mono-pitched roof which is typical of the semi-detached terrace group of houses nos.173-195. In September 2001, a single-storey extension was added to the closet wing and projects 3.0m beyond the original rear building line from 8.0m to 11m depth. The proposal would replace this rear extension with an increased depth and width in the overall footprint; it would add to the existing proportionate 3m deep extension by a wraparound rear addition doubling the depth to 6m to the (east) rear closet wing building line and increasing the width by approximately 1.3m thus increasing the overall floorspace by 24.3sqm. The new extension would occupy approximately 14.9sqm of the rear garden whilst 24sqm would be retained to the side of the rear garden for amenity space.
- 1.3 The key considerations are as follows:
- Design and appearance of the extension and the impact on the general area;
  - Amenity on neighbouring residential amenities;

### 2. Design and appearance

- 2.1 Camden Planning Guidance 1 (Design) provides guidance on the importance of rear gardens in provide a sense of the greenery where they can be viewed through gaps between buildings, soften the impact of buildings and integrate them into their setting. This would not be the case in this regard. The proposed wraparound rear extension would be prominent in its size, design and location and would project further than majority of the properties in this location. The site plan shows that no other properties project as far as that proposed and indeed very few existing rear wings project as far as the existing one at this property.
- 2.2 The detailed design of the extension comprises of rendered red brick and vertical timber cladding, the proposed roof would be grey polyester powder coated aluminium flashing and the bi-fold doors would be grey polyester powder coated aluminium framed.
- 2.3 The proposed extension to the flank elevation would be extended by over 10m in depth with 3.0m height. As such, the rear extension would fail to be proportionate to the size and volume of the original building. The Local Plans states (*paragraph 6.37*) where extensions are proposed the design should also be sensitive to the role and function of the existing open space, it should be noted that gardens help shape their local area which provide setting, visual interest to a building and help established townscape.
- 2.4 The CPG states (para.4.10) that *rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; and respect and preserve the historic pattern of the surrounding area.* The proposed extension is considered to fail these tests. The proposal is considered to be clearly at odds with and in contrast to the existing closet wing form of largely shallow depth single-storey rear extensions that already exists on the host building and also at neighbouring buildings at nos. 193 and 195 Fordwych Road. Its depth, width and overall size is excessive and does not relate to the form or pattern of any neighbouring properties. Its contemporary design with timber cladding is also out of character and incongruous with the traditional brick materials of the surrounding 19thC properties.

2.5 In addition, the proposal would be contrary to the Fortune Green and West Hampstead Neighbourhood Plan, which states in policy 2vii that extensions should be 'in character and proportion with its context and setting, including the relationship to any adjoining properties'.

2.6 The Council welcomes contemporary designed proposals. However, this should be within the appropriate context where it would create harmony and integrate into its surroundings. The issue here is that the existing 2-storey rear closet wings are largely homogeneous in their detailed design, scale, proportions and use of materials. The rear of the semi-detached group nos.173 -195 are largely uninterrupted with extensions and where they exist, their size in depth and width are subservient and uniform in projection from the original building line. It is considered, by virtue of its size, setting, detailed design and use of materials, that the combined wraparound extension creates an unacceptably obtrusive and incongruous form of development, disrupting the pattern of largely unaltered rear closet wings and detracting from the appearance of the rear of the properties. Furthermore, the resulting precedent and the cumulative impact of such rear extensions within this semi-detached terrace and the wider street would be detrimental to the appearance of the host building and the character and appearance of the local area. The proposal is therefore contrary to the design guidance of CPG 1 (Design) and Policy D1 of the Local Plan.

### **3. Amenity**

3.1 Policy A1 of the Local Plan seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of loss of privacy, sunlight, daylight, etc.

3.2 The proposed single storey rear extension would not cause demonstrable harm to occupiers at no.189 in terms of loss of day/sunlight or outlook; although the flank wall would be increased in depth significantly leading to a greater sense of enclosure to adjoining windows, it is not considered to be seriously harmful to their amenities. The existing mature trees to the rear garden of no.189 ensures the property is partial shielded along the flank elevation and the flat roof is not proposed as amenity space. As such, it is considered that the proposal would not have any significant impact on existing residential amenity.

3.3 There would be a minimum of 6m between the boundaries with no. 193 Fordwych Road and the proposed wraparound addition. Therefore, the proposed rear extension would not cause any undue harm in regards to the loss of day/sunlight and outlook.

3.4 It is considered that there would be some impact on outlook and light received by the rear window of Flat A in 191 Fordwych Road, due to the wraparound design of the proposed rear extension with its increased width facing this window. However, views would be still possible past the wider wing at an angle and the impact would not be significant or seriously harmful.

### **4 Conclusion**

It is considered that the rear extension, in terms of size, width and depth, would detract from the character and appearance of the host building and the wider area. The application is therefore recommended for refusal.

