

Delegated Report		Analysis sheet	Expiry Date:	25/10/2013
		N/A	Consultation Expiry Date:	17/10/2013
Officer			Application Number(s)	
Rachel Miller			2013/3186/P	
Application Address			Drawing Numbers	
48 Coity Road London NW5 4RY			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of replacement two storey rear extension with external staircase. Alterations to existing windows in connection with existing residential dwelling (Class C3).				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notice displayed from 18/09/2013 until 09/10/2013 Press notice displayed from 26/09/2013 until 17/10/2013</p> <p>Two responses received from a neighbouring occupier with the following concerns:</p> <ol style="list-style-type: none"> 1) Overlooking from side windows of rear extension 2) Juliet balcony would lead to a loss of privacy 3) The proposed extension is higher than the existing and would block natural light to my garden 4) The finish should be in old stock bricks to match existing 5) The roof of the extension being used as a balcony which would lead to overlooking <p>Officer response</p> <ol style="list-style-type: none"> 1) It is recommended that a condition requires that the side kitchen windows are obscurely glazed in order to reduce overlooking. 2) This has been removed from the proposals 3) See assessment section below 4) The proposals involve the use of brick to match existing 5) It is recommended that a condition is added that prevents use of the roof as a terrace 					
CAAC/Local groups* comments: *Please Specify	No response received					

Site Description

The application site comprises a two storey terraced property with a basement/lower ground, located on the northern side of Coity Road.

Numbers 40-56 Coity Road date to between 1862 and 1870. The area is predominately residential with similar terraced properties adjoining to the north, east and west and a block of flats to the south.

The property is located within the West Kentish Town Conservation Area but is not a Listed Building. The Conservation Area Statement for the West Kentish Town Conservation Area was adopted in 2005 and specifically notes that 48 Coity Road is a building that makes a positive contribution to the Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

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 2013

CPG6 Amenity 2011

West Kentish Town Conservation Area Statement (2005)

London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Proposal

Planning permission is sought for the erection of a replacement two storey rear extension with external staircase and alterations to the existing windows. The majority of the construction has been completed. The extension would measure 2.79 metres wide x 6.175 metres high x 3.4 metres deep. It would be constructed of reclaimed brick with a flat roof and timber windows. The existing rear staircase would be replaced with a metal staircase leading to the garden level. The application also proposes the replacement of all windows to matching timber windows.

This application follows pre-application advice in which the applicant was advised that a full width, two-storey rear extension would be unacceptable.

Design

Camden Planning Guidance advises that rear extensions should be secondary to the building being extended and should respect and preserve the original design, proportions and architectural features. The proposed extension would be subordinate to the existing house and would terminate one storey below eaves level. It would be of similar height and depth to the existing extension with matching materials to the existing building. The width of the extension has been increased by 50cm however the extension would remain secondary to the existing building and be of an appropriate design in compliance with CPG1 and policies DP24 and DP25.

There is no objection to the replacement of all windows with timber sash windows. It is considered that these would be suitable for the building and preserve and enhance the appearance of the conservation area.

Amenity

Concerns have been raised from a neighbouring occupier that the extension would be higher than the existing extension. The extension would be the same height as the existing extension but would have a flat roof rather than a pitched roof. The proposal would not give rise to any material loss of daylight or sunlight to the adjacent properties.

The proposed staircase would be in the same location as the existing staircase therefore would not cause any unacceptable overlooking. It is recommended that a condition is added that requires the side windows of the extension to be obscurely glazed in order to minimise overlooking to number 50 Coity Road and a condition that ensures that the flat roof is not used as a terrace in order to prevent overlooking to surrounding residential properties.

Recommendation

Grant conditional planning permission