

Delegated Report		Analysis sheet		Expiry Date:		05/04/2018	
		N/A		Consultation Expiry Date:		05/04/2018	
Officer				Application Numbers			
Samir Benmbarek				2018/0718/P			
Application Address				Drawing Numbers			
61 Westcroft Close London NW2 2RR				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a part two storey, part single storey rear extension and installation of 2x windows into the first floor rear elevation to dwelling house							
Recommendation:		Refuse Planning Permission					
Application Type:		Householder Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	--	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed within close proximity to the application site on 15/03/2018 (expiring on 05/04/2018). No objections or comments have been received to date.					
CAAC/ National Amenity Society comments:		The Fortune Green and West Hampstead Neighbourhood Forum were formally consulted. No response has been received to date.					

Site Description

The application site is a two storey mid-terraced dwellinghouse located on the western side of Westcroft Close, a residential street located off and runs parallel to Westbere Road. The property is not located within a conservation area, nor is it a Listed Building. To the rear of the site is a railway line.

The site is located within the geographical area covered by the Fortune Green and West Hampstead Neighbourhood Plan.

Relevant History

61 Westcroft Close

No planning application history

60 Westcroft Close

No planning application history although there is a rear extension present that is not be permitted development (has existed more than 4 years).

62 Westcroft Close

2015/5272/P- Certificate of lawfulness for the single storey rear extension at ground floor level and installation of rear windows at 1st floor level

Granted 21 September 2015

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

Camden Supplementary Planning Guidance

CGP1 Design (Updated March 2018)

CPG Amenity (March 2018)

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 (Design and character)

1. Proposal

1.1 Permission is sought for the following:

- Erection of a part two-storey, part single storey rear extension;
- Installation of 2x rear windows at first floor level.

1.2 The extension would be constructed of mixed red brick with concrete roof tiles to match that of the existing design of the dwelling house. The part-second storey element of the extension consists of a pitched roof form that slopes from the original eaves of the dwellinghouse to the rear of the extension where it adjoins the first storey. The proposed windows would be constructed of aluminium framing and would be double-glazed.

1.3 The depth of the extension would be 3.88m with a width of 7.3m across the entire width of the rear garden. The maximum height of the extension would be 5.02m where the roof slope of the part-second storey element adjoins the original eaves of the roof. The height of the first storey measures at 3.0m

1.4 The main issues for consideration are:

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

2. Assessment of Impact on Host Building and Surrounding Area

2.1 The host building is a two-storey dwellinghouse that forms part of a longer terrace along the western side of Westcroft Close. There are no adjoining neighbours to the rear of the site as a railway line is located along the rear of the rear gardens. The area is typically suburban and residential in its character.

2.2 Furthermore, within the terrace to which the host building forms a part of, there are some examples of single storey rear extensions. The majority of these single storey rear extensions have been developed by way of Permitted Development (apart from No. 60 as described in 'Relevant History' section). However, there are no two-storey rear extensions along the terrace, and therefore, this type of development is considered to not be an established pattern to the terrace.

2.3 In regards to local plan policies, respecting the local character is an intrinsic aim. In particular, policy D1 (Design) 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.

2.4 In considering the proposal against CPG1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

2.5 Furthermore, CPG1 advises that rear extensions that are higher than one full storey beneath

the original eaves of the roof would not be strongly discouraged as any extension above this point is considered to not be subordinate to the application building.

2.6 Within the preceding context, the rear extension is considered unacceptable, as it is considered the rear extension is neither secondary or subordinate to the building being extended by virtue of the part-second storey element. This is as it does not terminate a full storey beneath the original eaves of the dwellinghouse and therefore the extension as whole is considered to be bulky and incongruous in relation to the host building.

2.7 The detailed design of the rear extension including the materials, the 2x rooflights proposed at first floor level and the windows and doors are considered appropriate. The extension also results in a reasonable proportion of rear garden space remaining. However, this does not mitigate the concerns of the bulk and scale of the extension as described previously.

2.8 The insertion of the 2x rear windows at first floor level are considered acceptable in its design, scale and quantity upon the rear elevation.

3. Amenity

3.1 Within the Local Plan policies, protecting the quality of life for occupiers and neighbours is important. In particular, policy A1 ensures that development will not cause adverse amenity impacts upon neighbouring occupiers in terms of sunlight, daylight, privacy and overlooking.

3.2 The application building is neighboured by dwelling houses to the north and south along the terrace of which it forms a part. The two adjoining properties to the host building are No. 60 and No. 62 Westcroft Close. To the west of the site (at the rear) is a railway line with dwelling houses on the other side (Fordwych Road) located approximately 55m away.

3.3 By virtue of the distance between the site and of Fordwych Road across the railway line, it is considered that the proposal would not affect the amenity of residential occupiers of the dwelling houses located directly opposite along Fordwych Road.

3.4 It is considered that the proposal would not affect the amenity of the residential occupiers of No.60 in regards to sunlight, daylight, outlook and overlooking by virtue of the extension present and no rear windows present at the rear elevation at first floor level.

3.5 Furthermore, it is considered that the proposed development would negligibly impact upon the amenity of the residential occupiers of No. 62 in regards. This is as the extension would extend 0.8m further than the terminating depth of the extension at No. 62. Only the one-storey element of the extension would adjoin the boundary with No. 62.

4. Recommendation

Refuse planning permission.

