

# PLANNING, DESIGN & ACCESS STATEMENTS

## Application for Extension to Existing Dwelling

9th Jan 2019

Project;  
14 Makepeace Avenue  
Holly Lodge Estate  
London  
N6 6EJ

# HNT

ARCHITECTURE / INTERIORS

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# 1. Introduction

This application is for a rear and side extension to a family home for Roxane and Tim Caplan. The purpose of the proposed work is to create more living space for the family and a better connection between living space and the garden. To achieve this we are also applying to regularise the use of part of the existing rear roof as a terrace and access route to the garden.

The house is located in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It is a semi-detached house with an almost identical neighbouring house and sits on a site with a gradient from the front to the back of the house.





## 2. Site Context

The house occupies a site within the Holly Lodge Estate on a steep gradient which means the rear of the property is above the level of the garden.

Makepeace Avenue itself comprises of semi-detached pairs of houses and detached houses of differing designs, some with roof tiling extended to first floor level and expressed front gables, as on this house, and some with a 'half-timbered' look.

No 14 sits in a group of semidetached houses facing north while the long garden faces south towards the city. They are set back from the road with a large sloped green verge between road and house. There is a large separation between the neighbouring houses.

The front of the house is very definitely 'Arts and Crafts ' in style with a main tiled gable and a hipped dormer set into the extended roof over the arched entrance. There are many interesting details on the house in the roof hips and guttering as well as the window drip and sill details.

Holly Lodge Estate is a conservation area in its own right and we have been mindful of the advice offered in the Councils appraisal document when making these plans.





View of No. 16 & 14 as pair.



View of No. 14 & 12





Rear view of No. 14 with existing extension



Rear view of No. 12 & 14. Note high fence between properties



Rear view of No. 16 and beyond. Note existing terrace and extensions

### 3. Proposal

The proposal is for a new side extension to contain a stair connecting the ground and lower ground floors, an extension to the existing garden room on lower ground floor and an infill extension at ground floor level only.

As part of the works we seeking to regularise the use of part of the existing flat roof for a terrace and means of access to the garden. The existing rear extension has been subject to a retrospective planning approval but not for full use of the roof as terrace – **please see 3.C for further details.**

#### Appearance & Scale

The existing building is mirrored in layout and design by its neighbours at number 16, apart from the existing loft extension. The pair is an Arts and Crafts style building with a mix of tiled gables, hipped roofs, but also areas of flat roofs and parapets to the rear.

There is a change in the style between the front and rear elevations of the existing buildings, the front being more clearly Arts and Crafts while the rear is more ‘modern’ with expressed parapets and flat elevations.

The proposals seek to work with these differing characters of front and back and create a harmonious response.

#### A. Side Extension (7 on drawing)

This proposal is to add a part width extension to the ground floor to expand the kitchen and include a new stair to the lower ground floor. In this way the floors will be internally connected.

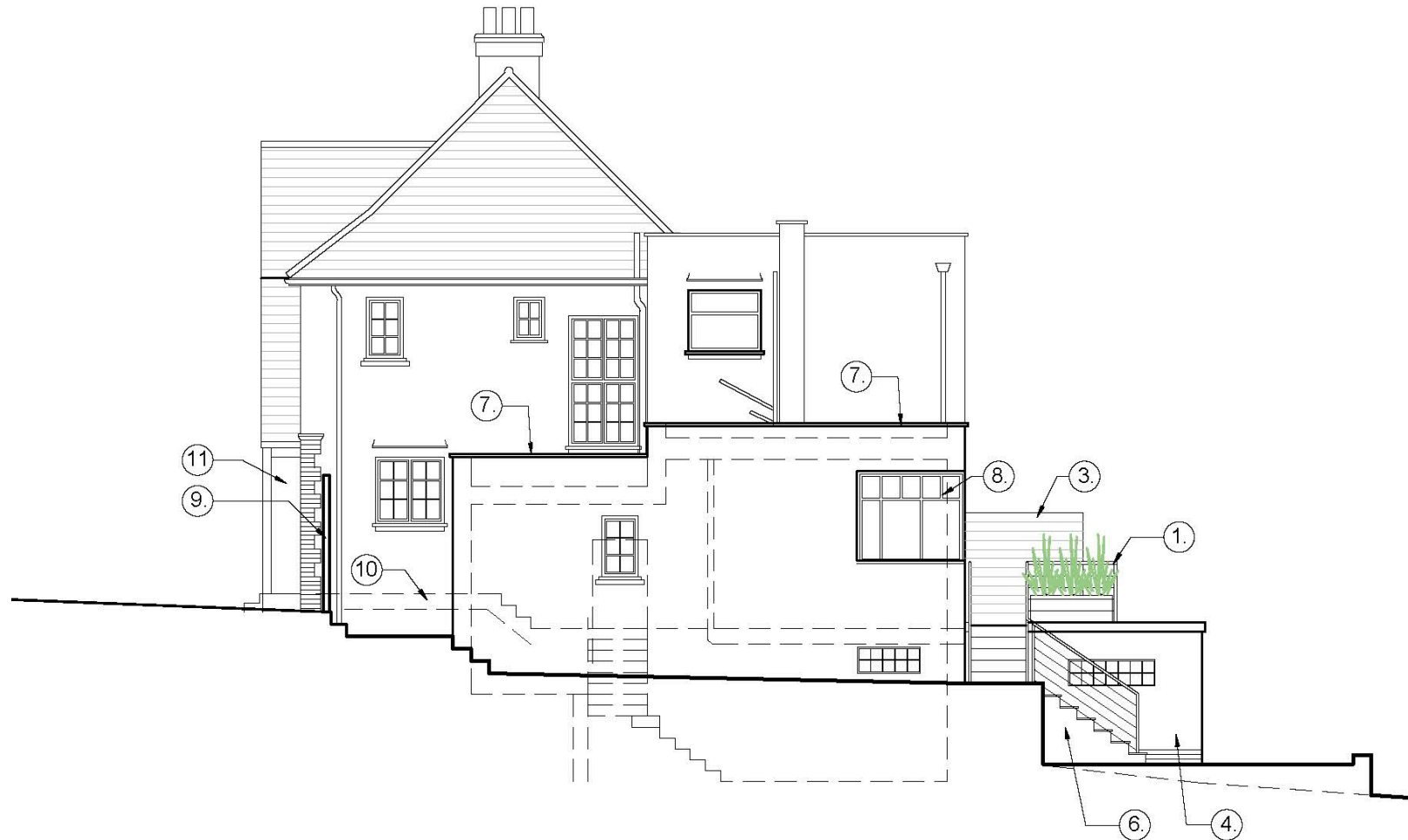
In order to achieve this a new excavation of the side access route will be required, as well as some internal excavation for part of the area within the existing lower ground floor. As the site is steeply sloping with access to the lower ground floor from the existing garden level we believe the internal excavation will not fall under basement development as defined in the Councils’ Planning Guidance for Basements 2018.

In accordance with Policy A5 for Basements the proposal will;

- **not** comprise of more than one storey;
- **not** be built under an existing basement;
- not exceed 50% of each garden within the property;
- be less than 1.5 times the footprint of the host building in area;
- extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- **not** extend into or underneath the garden further than 50% of the depth of the garden;
- be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- avoid the loss of garden space or trees of townscape or amenity value.

The front portion will be just visible above the garden fence, due to the change in levels. The walls will be painted render to match the existing rough pebble-dash with timber casement windows.

A parapet roof form has been chosen to match in with the existing projecting bathroom parapet and rear extension.



### B. Rear Extensions (2&4 on drawing)

This addition is proposed to bring the ground floor rear elevation out flush with the existing rear wall adjacent in order to provide a more consistent internal space or the dining area and kitchen. The existing lower ground floor garden room will be extended flush to the side of the existing house

In style and form both will be in keeping with the style of the existing rear elevation with flat roof and expressed parapets. Wall finishes will match the existing being rough cast render painted and painted metal casement windows and doors will follow the existing glazing bar patterns, albeit in a more modern system.





### C. Access to the Garden, Terrace and Lower Ground Floor Extension (1, 4 & 6 on drawing)

The existing lower ground floor garden room with railed walkway and access to garden has planning permission REF; 2003/3553/P by virtue of an appeal decision Ref; APP/X5210/A/04/1159800.

This permission was granted to the previous owners of the property but the layout at present does not include the approved access stair to the garden.

The present owners would like to extend the garden room sideways and take benefit from the permitted access stair from the ground floor to the garden, and use part of that roof as a terrace in a similar way to that enjoyed by the neighbouring properties on the street.

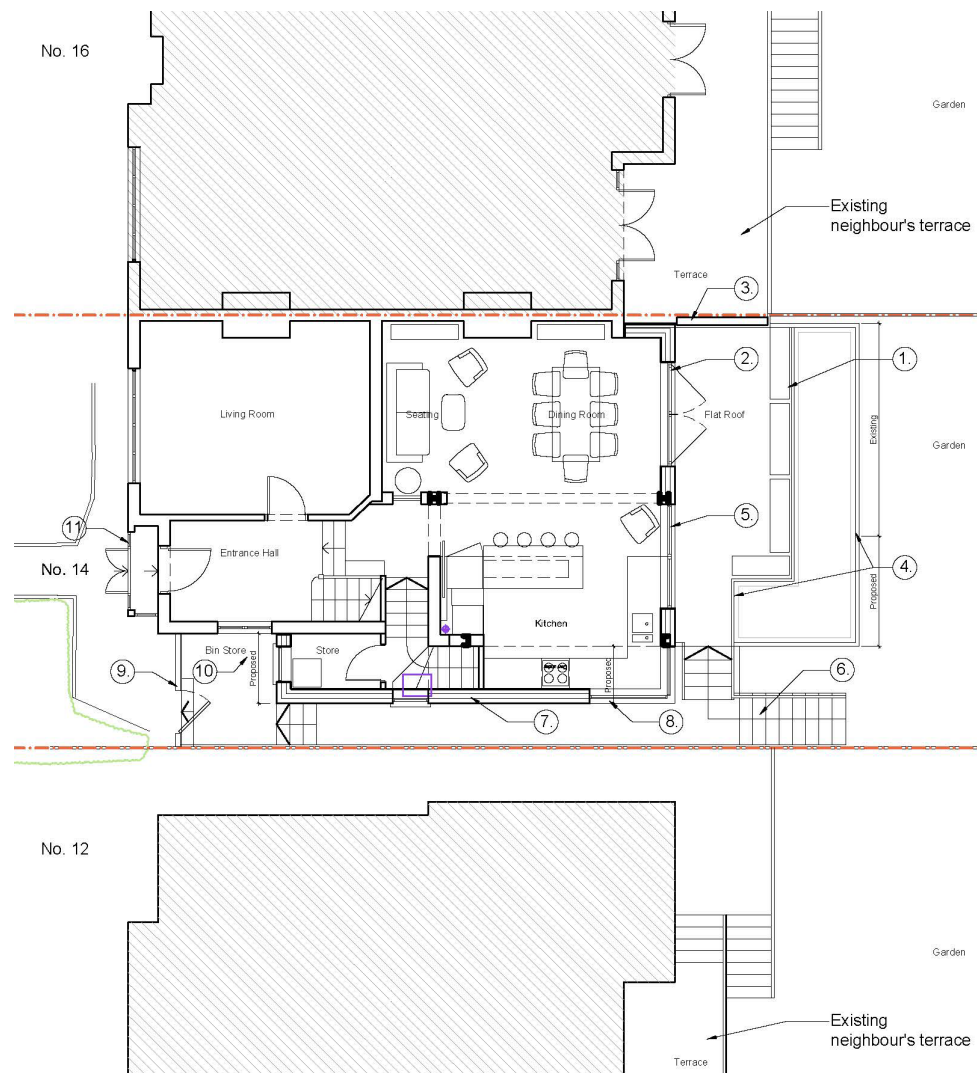
Due to the topography, the gardens and existing terraces of neighbouring properties are sensitive to overlooking, as is the garden and roof area of the applicant's property.

Our proposal seeks approval for a terrace area and access walkway to follow a similar line to the other neighbouring properties.

The intension is to keep the access stair close to the house thereby reducing possible overlooking when using that stair to access the garden.

This would be an improvement over the approved arrangement shown in 2003/3553/P where the stair accesses the garden from the furthest point from the house.

In making that proposal we are seeking an arrangement that would benefit both the applicant and the neighbours.



In support of this application we draw the council's attention to the very common use of such terraces and access routes on many of the neighbouring properties along the street including the immediate neighbours on both sides of the applicant's property. We seek approval for a similar arrangement enjoyed by those properties and one that is materially different to the previously rejected proposal.

### **Appeal Inspector's Comments**

In his comments and decision in 2005 the appeal inspector raised a number of pertinent points in refusing the use of the whole of the rear extension for use as a terrace. Below are some of the most relevant in terms of the terrace issue;

#### **Main Issue**

*5. I consider the main issue in this case to be the effect of the proposal on neighbours' living conditions with particular regard to privacy and overlooking*

#### **Planning Policy**

*6. The development plan for the area includes the London Borough of Camden Unitary Development Plan 2000 (UDP). Of the policies in the Plan to which reference has been made, I consider the following to be of most relevance to this appeal. Policy EN19 has the objective of safeguarding the amenity of occupiers and neighbours. It indicates that one of the considerations to be taken into account in assessing the impact of developments is the extent of any loss of privacy. Policy EN22 seeks to ensure, amongst other things, that extensions relate to the fu1111, proportions and character of the existing building and its setting. Policy*

*EN31 reflects the Council's statutory duty in respect of development in conservation areas.*

#### **Reasons**

*7. The partially completed single storey extension projects some 5.15 metres from the main rear wall of the appellant's house and abuts the boundary with the adjoining property (no. 16 Makepeace Avenue).*

*8. The rear gardens of the properties along the southern side of Makepeace Avenue slope quite steeply away from the houses. As a consequence, the flat roof of the proposed extension affords clear views down into the rear gardens of the neighbouring properties. A fence has been erected on the roof of the extension along the side boundary with the adjoining house (no. 16). I have considered whether the imposition of a condition to require its retention would sufficiently reduce the potential for overlooking to justify the deletion of the disputed condition. However, I have concluded that although the fence prevents views into the neighbouring house, the use of the large roof area as a terrace would still be likely to result in an unacceptable loss of neighbours' privacy as a consequence of overlooking of their gardens. I have noted that the residents of the next door properties appear to have no objection, but this does not alter my view that the use of the roof as a terrace would represent an un-neighbourly form of development that would be contrary to the provisions of UDP Policy EN19*

We stress here that we are applying for a very similar sized terrace and access arrangement to the neighbouring properties and as such our proposal will have an identical effect on the amenity of those properties to that experienced by the applicant's property. We are applying for a 'neighbourly form of development' therefore.

The inspector also makes direct reference to the neighbouring terraces in the point below;

*9. I have taken into account that the next-door houses both have small rear balcony areas which provide access to their gardens. **However, because of their modest projections these structures do not, in my judgement, result in undue overlooking. For this reason, I do not regard them as precedents that would justify the removal of the disputed condition.***

As we are proposing a similar depth terrace, we believe that these existing balcony areas can now be considered as relevant precedents and that the current proposal will not therefore result in undue overlooking.



## 4. Relevant planning Guidance and Precedent

Attention is drawn in the first instance to the recent applications with relevant similar additions;

- **26 Makepeace Ave. Ref 2017/1044/P –loft, side and rear extension- GRANTED**
- **2 Makepeace Avenue. Ref; 2015/1278/P – Loft, side and rear extension -GRANTED**
- **10 Hillway Ref; 2015/0472/P –rear extension - GRANTED**

### **Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12**

This document identifies some key development policies to consider;

#### ***DP24 – Securing High Quality Design-***

*To consider the character, setting, context and the form and scale of neighbouring buildings*

***DP25 – Conserving Camden’s Heritage-to maintain the character of Camden’s conservation areas,***

**Section 2** describes the key Issues to consider when making additions and alterations to the existing housing stock.

We have considered these carefully;

**Side Extensions** – This addition and will not create a significant closing effect between neighbouring buildings as a gap is maintained between building and it will be largely obscured from the front elevation. Materials will match the existing ‘rough cast’ render walls.

**Rear Extension** – Due to the topography the rear ground floor extension extends higher than a normal single storey extension. However the proposal only seeks to extend flush to the back of the existing building so should not create a significant visual impact or effect the amenity of the neighbouring properties. The side window proposed follows a similar form to the existing window it replaces.

The lower ground floor extension is below the garden wall level and so should not present an amenity issue

### **Policy A5 of the Local Plan – Basement Developments**

We have considered the guidance in the CPG- Basements, March 2018. As the site is sloped and the lower ground floor, including the new additions, will be accessed from the garden side without significant excavation the development appears to fall outside the definition of a basement. We understand that this will be assessed by the council, however.

The proposal also appears to be within all stated design criteria specified in the CPG document.