

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd March 2008. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report		Analysis sheet	Expiry Date:	06/03/2008
MEMBERS BRIEFING		N/A / attached	Consultation Expiry Date:	22/02/2008
Officer			Application Number(s)	
Joe Purcell			2008/0251/P	
Application Address			Drawing Numbers	
126 Fordwych Road London NW2 3PB			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a 2 storey rear extension and reconfiguration of ground floor flats to turn 1-bedroom unit into a 2-bedroom unit and add a new studio flat unit.				
Recommendation(s):		Grant Planning Permission subject to 'car free' Section 106		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	27	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>27 notification letters were sent to the surrounding neighbours, 1 objection was received, the main material points being:</p> <ul style="list-style-type: none"> Loss of daylight Loss of privacy Noise pollution whilst being built Loss of greenery Design could be ugly 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is located at the rear of a two storey detached house on the western side of Fordwych Road. The house has been divided into 4 flats (2 x 1 bedroom units and 2 x 2 bedroom units). The site is not listed or located in a conservation area

Relevant History

879 Conversion into four two room flats, two on each floor and parking space in front for two cars.
Granted 14/08/1963

2004/2273/P The replacement of an existing single storey rear extension with a larger, two storey rear extension.
Granted 24/09/2004

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement Unitary Development Plan 2006

- S1/S2 – Sustainable development
- SD6 – Amenity for occupiers and neighbours
- B1 – General Design Principles
- B3 – Alterations and extensions
- H1 – New housing
- H8 – Mix of units
- T3 – Pedestrians and cycling
- T8 – Car free housing and car capped housing
- T9 – Impact of parking

Camden Planning Guidance 2006

Assessment

Proposal: The applicant proposes to demolish the existing single storey extension and replace with a two-storey extension with a flat roof. In order to minimise the impact of the additional volume at the rear the extension will be sunk 1.1m into the ground, this allows the new roof to the rear extension to be set below the cill height of the existing first floor window on the rear elevation.

The extension would allow room to add a new self-contained dwelling at the rear and re-plan the existing 2 ground floor units. The new mix would retain 1 of the 2 bedroom units change one 1-bedroom unit in to a 2-bedroom unit and add 1 new studio flat. Specifications of the proposed groundfloor flats (including approximate floor areas) are as follows:

The principal material consideration with regard to these proposals is the amenity of the occupiers and surrounding neighbours and the design of the rear extension.

Amenity: The proposed 2-bedroom unit in the rear ground and first floor extension has a proposed floor area of approximately 76m² which is in excess of the standards for a 2-person unit (48m²). The bedrooms are all a good size, and comply with the residential development standards of the Camden Planning Guidance 2006.

The reconfigured 2-bedroom unit on the ground floor at the front of the original building has a floor area of approximately 60m² which is in excess of the standards for a 2-person unit (48m²). The bedrooms are slightly below the recommended standard, but are still quite large and not deemed to be substandard.

The new studio unit created at ground floor level at the front of the original building has a floor area of 40 m², this is well above the minimum size standards for a 1-person unit of 32 m².

The proposed new units are considered to provide a good level of amenity for future occupants of the site, bedrooms and living areas are fairly generous in size and well proportioned, would have good

access to natural light and ventilation. The proposal is considered to have appropriate regard to the CPG and policy SD6 of the Replacement UDP.

An objection was received stating that the extension would lead to a loss of privacy, however no windows are proposed on the side elevations of the extension looking into the properties of 124 and 128 Fordwych Road, as a result, the current levels of privacy enjoyed by the occupants at No 124 and No. 128 will not be affected. An object was also received stating the extension would lead to a loss of light to the adjacent property, due to the orientation of the property and height of the proposed extension, it would not block the current levels of light into the adjoining properties. As a result the proposals are compliant with Policy SD6.

Design: The proposed extension will be constructed of red bricks to match the existing. The rear elevation of the structure will be fully glazed at ground floor level and two windows at first floor level. This will not cause overlooking issues into properties at the rear, as the rear of the garden has a high wall and vegetation. In addition, the rear elevations of the properties on Shoot Up Hill are approximately 75 metres away. The proposed materials are considered acceptable.

As the proposed rear extension is sunk 1.1m into the ground It is considered that the proposed structure would not be excessively bulky or out of scale with the main building or adjoining properties, at it's highest point the proposed extension is only 3.9m above ground level, 0.9m higher than that of house could construct under

<u>Flat 1: rear ground and first floor: 2-bedroom self-contained flat.</u>	
Living/kitchen:	35.5m ²
Bedroom:	12.25m ²
Bedroom:	10.85m ²
Bathrooms:	5m ²
Hallway/other:	12m ²
Total floorspace:	76m²
<u>Flat 2: front ground floor: 2-bedroom self-contained flat.</u>	
Living/kitchen:	28.5m ²
Bedroom:	9m ²
Bedroom:	10.5m ²
Bathrooms:	4m ²
Hallway/other:	3m ²
Total floorspace:	60m²
<u>Studio: front ground floor</u>	
Living/kitchen/bedroom:	30m ²
Bathrooms:	4m ²
Hallway/other:	6m ²
Total floorspace:	40m²

permitted development rights.

As stated above in the relevant planning history section a similar rear two storey extension sunk into the ground at No.132 three properties along was granted planning permission in 2004 it is considered

