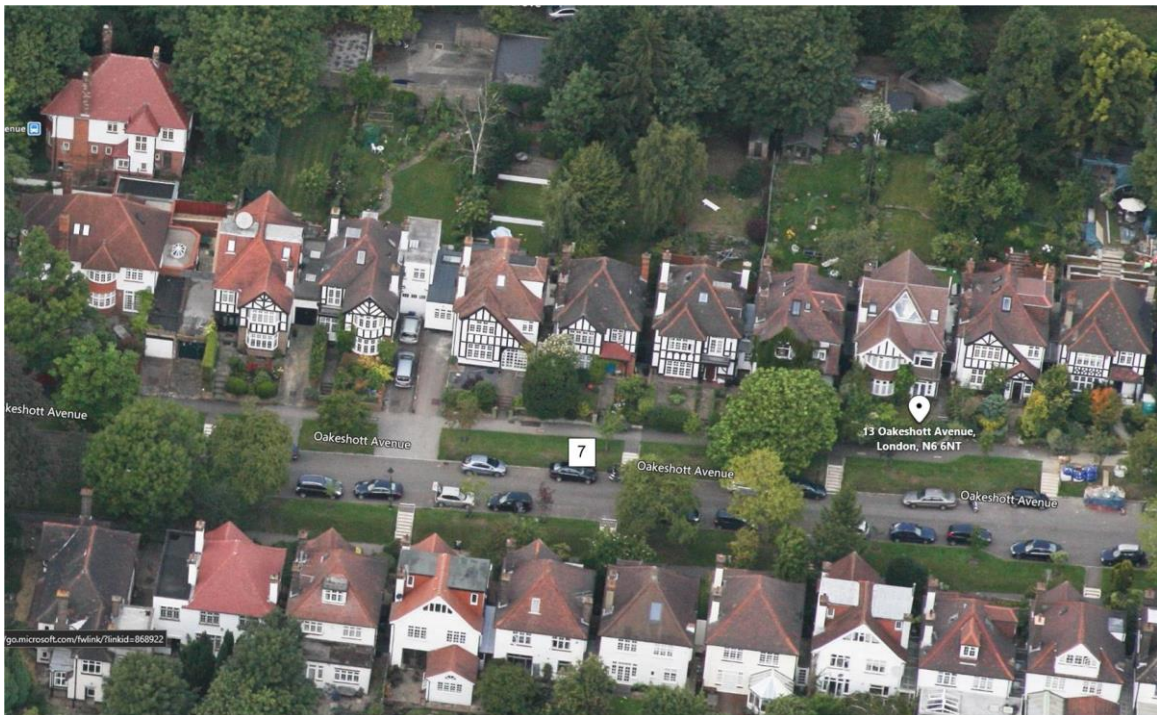


2020/0001/P	7 Oakeshott Avenue N6 6NT	External alterations including erection of single storey side and rear extension, installation of side and rear roof dormers and outdoor swimming pool in rear garden	Patrick Marfleet 1222
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## Objection

## Comments

This application, when combined with application 2020/0036/P seeks a significant remodelling of the plot. Taking the various elements;



## Dormers Windows

The application seeks to install 3 dormers, one either side of the ridge and one to the rear. The Conservation Area Appraisal & Management Strategy (CAAMS) states;

*Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.,*

Dormer windows both sides of the ridge significantly alter the roofscape and are resisted. Within Oakeshott Avenue those houses with dormers both sides pre-date the Conservation Area.

The proposed western dormer should be refused.

## **Width of Eastern Dormer**

The design of the eastern dormer is too wide. Previous guidelines (prior to the 2012 CAAMS) for the estate stated

*Side dormers to accommodate a new staircase should be no larger than strictly necessary for that purpose. The dormer roof line should be well below the main roof line. Its outer wall should be stepped back from the main house outer wall.*

The design of this dormer results in a vertical wall wider at the base than the pitched roof over the windows. The guttering shown on drg 301 is not repeated on drg 302, nor is the full length of the overhang of the east wall by the N & S pitches of the dormer shown on drg 302 repeated on drg 301. It's unclear how this structure will appear from the road.

The eastern dormer should be reduced in width to accommodate the stairs only (or be no wider than the roof drained by the N/S gutter).

## **Chimneys**

The aerial view shows 3 chimneys, 2 to the west of the ridge & 1 to the east, the latter does not appear on the drawings of the existing house.

The CAAMS states (p44)

*(a) The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be required.*

All 3 chimneys should be preserved.

## **Rooflights**

The CAAMS states (p45)

*Rooflights may be considered acceptable on roof slopes that are not highly visible from the public realm, if fitted flush with the roof surface (conservation style rooflights) and of a size and location that is appropriately subordinate to the roof itself. Rooflights in highly visible or dominant positions such as turrets and the roofs of window bays are unlikely to be acceptable.*

The drawing PP-300 shows 2 velux windows visible from the front, one on the main pitch and one on the eastern dormer.

- a) Main pitch, looks larger than those on the nearby houses and would benefit from a reduction in size.
- b) Sloping roof of eastern dormer, appears unnecessary as the windows in the east wall of the dormer could be moved to provide more light to the stairwell if deemed necessary.

### **Ground floor East**

To help better hide the ground floor extension to the east, the timber screen should be converted to a high fence with a door.

### **Rear Extension**

Although the rear extension matches the depth of the extension at #5 it will create a small shaded courtyard. The views of #5 should be sought.

### **Swimming Pool**

Although not a planning issue it appears that the doors off the living room to the garden open onto the swimming pool.

### **Rear Garden**

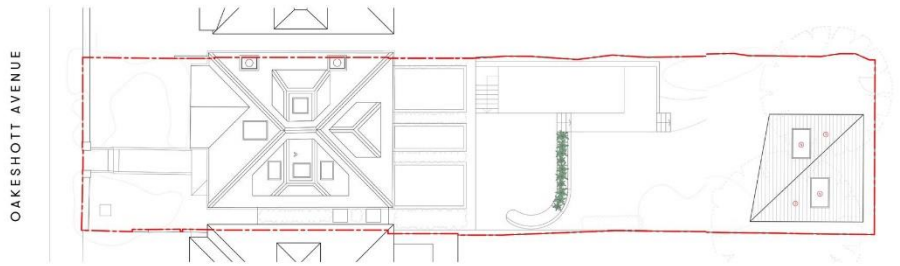
There is a concurrent 'certificate of lawfulness proposed' planning application for a garden room, 2020/0036/P. The drawings below show the effect of the 2 applications on the rear garden if both are implemented.

The CAAMS state

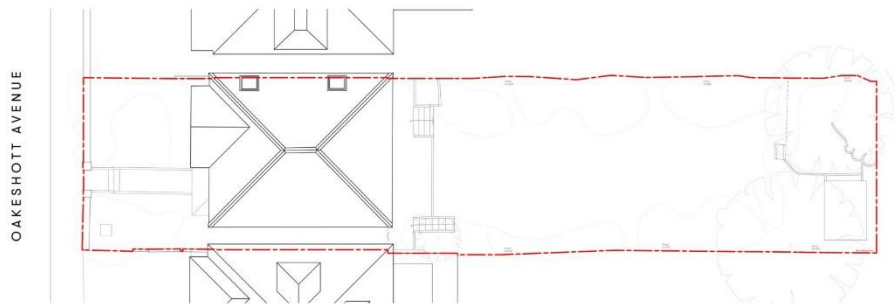
*The rear garden spaces of houses and mansion blocks in Holly Lodge Estate contain a very mature vegetation, including many tall trees. The relationship of this high quality green space to the buildings is an essential part of the 'garden' character of the Estate. Development that results in the loss of private open spaces and causes harm to the garden character or the ratio of built to unbuilt space is unlikely to be acceptable due to the harmful impact this would have on the character and appearance of the conservation area.*

The proposed rear extension, swimming pool & garden house will result in c. 50% of the existing rear garden being developed into some form of hard structure (see drawing below), as such this appears to be over development and should be refused

It's noted that 2 recent applications, 2019/4988/T & 2019/3949/T have been approved that will remove the trees (conifer & silver birch) visible in the aerial photograph. No replacements were planned.



Proposed



Existing

If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / HLE website);

*08.00 to 18.00 Monday to Friday*

*09.00 to 13.00 on Saturday*

*No working is permitted on Sundays and Bank holidays*

M Narraway, HLE CAAC, 23-Feb-20