

Delegated Report		Analysis sheet	Expiry Date:	26/10/2020
		N/A / attached	Consultation Expiry Date:	19/10/2020
Officer		Application Number(s)		
Adam Greenhalgh		2020/3034/P		
Application Address		Drawing Numbers		
3 Hillfield Road London NW6 1QD		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey side/rear extension.				
Recommendation(s):	Refuse planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	04	No. of objections	03
Summary of consultation responses:	<p>Site notices were displayed on 23/09/2020. The consultation period expired on 17/10/2020.</p> <p>Letter of support received from company which owns ground floor flat, 5 Hillfield Road.</p> <p>3 letters of objection received (addresses not given). Objections raised relate to:</p> <ul style="list-style-type: none"> • Overlooking • Overdevelopment/harm to visual amenity • Disruption to neighbouring residents – unfinished works at other sites <p>(Also noted that the letter of support is from a person known to the applicant)</p> <p><i>Officer comments:</i></p> <p><i>Overlooking/harm to residential amenity - See 'Impact on amenity' below</i> <i>Overdevelopment/harm to visual amenity - See 'Design and character' below)</i> <i>Disruption to neighbouring residents/unfinished works at other sites – These are matters for planning enforcement or other legislation (i.e. Highways Regulations, Environmental Health). Nuisance and disruption during the course of development and unfinished works at other sites are not issues upon which planning applications can be decided.</i></p> <p><i>Note: The origin of the letter of support has been disregarded in the assessment of the proposal</i></p>					

Site Description

The site comprises a 2 storey (plus basement and roof accommodation) red brick terrace property which is occupied as a single family dwelling. It has a 2/3 storey rear outrigger and this has been extended at ground floor level with a 6m deep single storey extension beyond the original rear elevation underway. The agent has confirmed that this is the proposal under prior approval application 2015/5336/P (see Planning History below). There is also a 3m deep single storey rear/side infill extension. The agent has confirmed this is 2015/4981/P below.

The site is located on the northern side of Hillfield Road which is characterised by terraced properties with similarly 2/3 storey rear outriggers and one or two further single storey rear extensions. No. 13 appears to have a small single storey side return infill extension.

The property is not located in a conservation area and is not listed.

Relevant History

2014/1573/P - Single storey ground floor rear extension (2.9 metres maximum height and 7 metres from rear wall of original dwellinghouse by 4.1 metres width) – **Refused Prior Approval** 08/04/2014. Reasons for refusal;

(1) The proposed extension, by reason of its scale and bulk would result in a dominant addition which would have an unacceptable impact on the amenity of the adjoining neighbour at No. 1 Hillfield Road. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

2014/3319/P - The erection of a rear dormer roof extension with Juliet balcony and the installation of 1 x rooflight to the front and 2 x rooflights to the rear roof slopes of single dwelling house – **Granted** 11/06/2014.

2014/3320/P - Erection of single storey rear extension – **Granted** 03/06/2014.

2015/2075/P - The erection of a single storey rear infill and rear extension ground floor level – **Withdrawn** 26/08/2015.

2015/4977/P - Erection of single storey rear extension – **Refused** 09/12/2015.

2015/4978/P - Certificate of Proposed Lawful Development erection of single-storey rear extension to single dwellinghouse – **Withdrawn** 18/09/2015.

2015/4981/P – Single storey side/rear extension – **Granted** 26/10/2015.

2015/5336/P – Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof) – **Appeal Allowed** 14/03/2016.

2015/5702/P - Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof) – **Withdrawn** 27/10/2015.

2019/4621/P - Erection of a single storey side/rear extension – **Refused** 17/10/2019. Reasons for refusal:.

1. The proposed single storey rear and side extension, by reason of its depth, height, bulk, mass and design would be overly large and disproportionate in size to the original building and would be detrimental to the character and appearance of the host property and the surrounding area contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

2. The proposed single storey rear and side extension, by reason of its depth, height, bulk and mass would cause harm to the residential amenity of the neighbouring property above by way of sense of enclosure, loss of outlook, and loss of daylight/sunlight, contrary to Policy A1 of the Camden Local Plan 2017.

2019/4710/P – Erection of a single storey side/rear extension – **Refused** 18/10/2019. Reasons for refusal:

1. The proposed single storey rear/side extension, by reason of its depth, height, bulk, mass and design would be overly large and disproportionate in size to the original building and would be detrimental to the character and appearance of the host property and the surrounding area contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

2. The proposed single storey rear/side extension, by reason of its depth, height, bulk, and mass would cause harm to the residential amenity of the neighbouring property above by way of sense of enclosure, loss of outlook, and loss of daylight/sunlight, contrary to Policy A1 of the Camden Local Plan 2017.

2020/4603/P – Erection of a single storey side/rear extension linking in to existing rear outrigger and single storey rear extension – not yet decided

2020/4971/P – Erection of a wrap-around extension at 5 Hillfield Road and a single storey infill extension at 3 Hillfield Road all to the rear elevation for ancillary residential floorspace – not yet decided

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016, consolidated with alterations since 2011

Intend to Publish London Plan 2019

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Camden Planning Guidance

CPG Design

CPG Amenity

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 Design and Character

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of single storey ground floor side/rear extension. The extension would project 6m from the rear elevation of the existing side extension (9m from the original side rear elevation). It would measure 2.4 in width and infill the space between the boundary shared with no. 5 Hillfield and the existing rear outrigger and single storey rear extension thereto. The proposal represents an extension to the existing 3m deep single storey side/rear extension built under planning permission 2015/4981/P. The proposal would be flat roofed, with a height of 3m. It would feature a 1.5m x 1.5m rooflight. The site of the proposal includes a raised garden area. This would be cut to facilitate the extension.

1.2 The extension would be constructed from bricks to match the existing building and feature a pair of full height glazed windows/doors at the rear.

1.3 Background

1.4 The proposal represents a reduction of the two previous schemes for single storey side/rear 'infill' extensions (applications 2019/4621/P refused 17/10/2019 and 2019/4710/P refused 18/10 2019).

1.5 Application 2019/4621/P proposed a 10.8m deep extension aligning with the 6m deep single storey extension which has been added to the outrigger on the other side of the building and application 2019/4710/P proposed a 7.6m deep extension sitting 3.2m behind the aforementioned extension. The current proposal is 6m deep and it would be 4.8m short of the rear of the other side of the building.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity

Design and character

2.2 Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are

proposed;

- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

2.3 The above guidance is echoed within policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan, which states that 'all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.' In particular, paragraph vii. states that extensions and infill development should be 'in character and proportion with its context and setting, including the relationship to any adjoining properties.'

2.4 Officers note that a number of properties along Hillfield Road benefit from side infill and rear extensions however these extensions are much more modest in overall size, are subordinate to the host dwelling and are appropriate in their context. Officers also acknowledge that development has been granted and implemented through permitted development rights on the site (Single storey side/rear extension ref 2015/4981/P, granted 26/10/2015 and 'Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof' ref 2015/5336/P, appeal allowed 14/03/2016), therefore officers consider it is appropriate to assess the cumulative impact of development.

2.5 The combined scale and bulk of development would be excessive in the context of the 2 storey terrace dwelling and the surrounding properties. The proposal itself would extend beyond the depth of the original building (i.e. beyond the rear outrigger) and it would result in a bulky addition to the building which would not be subordinate, would be overbearing and inappropriate in the context of the character of the area, harmful to the Council's policy (D1) for design and the CPG on Design.

2.6 Due to its excessive scale, bulk and mass, the proposed extension would not replicate the existing rhythm or composition of the rear elevation along Hillfield Road. Overall, the proposed development would fail to respect the prevailing pattern and grain of development to the rear of Hillfield Road, and it would therefore be harmful to the character and appearance of the property and wider area, contrary to the above mentioned policies.

2.7 Moreover, the cumulative impact of the additional extension erodes the character of the gardens at the rear of the properties on this terrace. The extensions previously allowed at appeal along with the proposed side/rear extension would detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area. The extensions would harm the openness at the rear of the terrace and harm the outlook from neighbouring properties. For this reason the current proposal cannot be supported.

Amenity

2.7 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.9 The main property that is likely to be affected by the proposal is 5 Hillfield Road. Owing to the existing rear outrigger and single storey rear extension thereto, officers do not consider the adjoining occupants at no. 1 Hillfield Road would be impacted by the proposal. Similarly, owing to the distance to the nearest properties to the north (South Mansions), officers do not consider that the occupiers of these properties would be impacted by the proposal.

Overlooking / Loss of privacy

2.10 Owing to the orientation of the windows at the rear elevation and the height of the side boundary walls, officers do not consider that there would be any direct overlooking or loss of privacy to neighbouring properties.

Daylight and sunlight

2.11 The proposal would result in a 9m extension beyond the adjoining elevation of 5 Hillfield Road. This would be mostly 3m in height, rising to 4m in height where there is the existing 3m deep single storey rear extension. There is a bedroom with French windows on the ground floor of 5 Hillfield Road less than a metre from the site of the proposal. 3m in height and 9m in depth, the proposed extension

would result in the loss of daylight from the bedroom at the rear of the main building at 5 Hillfield Road. The applicant has not provided a daylight/sunlight assessment to demonstrate that the proposal would not result in a measurable loss of daylight/sunlight to the bedroom on the ground floor at the rear of 5 Hillfield Road.

Sense of enclosure and loss of outlook

2.11 The proposed extension would measure 3m in height along the side boundary and would extend 9m in length beyond the rear elevation of the neighbouring property at no. 5. Owing to the height and excessive depth along the shared boundary, together with the sloping land, officers consider that the extension would result in an overwhelming sense of enclosure and have a significant impact on the outlook enjoyed by the occupiers at no. 5 Hillfield Road.

Noise and disturbance

2.12 No new residential accommodation is proposed and user numbers should not increase markedly. Consequently, the proposal would not result in unreasonable noise and disturbance to neighbouring properties.

Other

2.13 The site levels are not clearly represented on the application drawings. It has been possible to assess the proposal on the basis of the information provided but in the event that a revised application is submitted further information on the site levels and the height of the proposal in relation to the adjoining site should be provided.

3.0 Recommendation

3.1 Refuse planning permission