



ISLINGTON

Planning Service
Public Protection Division
Environment and Regeneration
Department
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PLANNING SUB A COMMITTEE		AGENDA ITEM NO:	B2
Date:	18 October 2011		

Application number	P111883
Application type	Full Planning Permission
Site Address:	36 Dalmeny Road
Proposal	Erection of single storey ground floor rear and side extension.

RECOMMENDATION

That the Committee resolve to **GRANT** planning permission as set out in Appendix 1.

INTRODUCTION

Site

1. The site contains a single dwelling terraced, family property. It is not located within a conservation area. The property is not listed

Surroundings

2. The surrounding area is largely residential. The area is characterised by spacious single and semi-detached villas and also terraces of three and four storeys.

Proposal (in Detail)

3. Erection of single storey rear and side extension.

Issues

4. The main issues arising from this proposal relate to the:
 - Impact on the host building
 - Impact on neighbouring residential amenity

Relevant History

5. 37, Dalmeny Road, planning application ref: P111391 for the 'erection of a single storey side and rear extension,' was GRANTED on 12/09/2011.
34, Dalmeny Road, planning application ref: P111207 for the 'erection of a single storey rear extension,' was GRANTED on 04/08/2011.
39, Dalmeny Road, planning application ref: P110997 for the 'erection of a single storey rear extension,' was GRANTED on 27/06/2011.
32, Dalmeny Road, planning application ref: P072721 for a 'single storey side/rear extension, dormer at roof level,' was GRANTED on 24/12/2007.

CONSULTATION

Public Consultation

6. Letters were sent to occupants of four adjoining and nearby properties at Dalmeny Road and Mercers Road on 31/08/11. The public consultation of the application therefore expired on 21/09/11, however it is the Council's practice to continue to consider representations made up until the date of a decision.
7. At the time of the writing of this report a total of one response had been received from the public with regard to the application. The issues raised can be summarised as follows:
 - Scale and massing of proposed development
 - Impact on residential amenity (including light and outlook)
 - Design elements of the proposal

An objection has been received from Jeremy Corbyn MP reiterating the above.

External Consultees

8. None

Internal Consultees

9. None

RELEVANT POLICIES

National Guidance

10. The following national and regional guidance is considered particularly relevant to this application:
PPS1: Delivering Sustainable Development
Draft Planning Policy Framework

Development Plan

11. The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

The London Plan 2011 - Spatial Development Strategy for Greater London

7 London's living places and spaces

Policy 7.4 Local character

Policy 7.6 Architecture

Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Islington Unitary Development Plan (2002)

Environment Policies:

Env17 (Protection of Amenity)

Housing Policies:

H10 (New Development)

Conservation and Design Policies:

D3 (Site Planning)

D4 (Designing in Context)

D5 (Townscape)

D11 (Alterations and Extensions)

D24 (Materials)

D28 (Rear Extensions)

Designations

12. The site has the following designations under the London Plan 2008 and Islington Unitary Development Plan (2002):

- LV4 Local view from Archway Road
- LV5 Local view from Archway Bridge
- Not in a conservation area
- Building is not listed

Supplementary Planning Guidance (SPG) / Document (SPD)

13. The following SPG's and/or SPD's are relevant:

Islington UDP

- Planning Standards Guidelines
- Urban Design Guide

EVALUATION

Land-use

14. The proposed rear extension would be ancillary to the existing use as a residential dwelling and would not raise any land use planning issues. The remaining garden length complies with the Planning Standard Guidelines.

Conservation and Design

15. The principle of a single-storey side and rear extension is considered to be acceptable in this instance. The proposed extension would infill the side passage and project to a depth of 1500mm beyond the existing rear projection and be 3m high along the boundary line. A similar extension was recently approved at 34 Dalmeny Road which projects further 0.8m into the garden and includes a small courtyard outside a bedroom window. It is considered that the proposed development would remain subordinate to the mass and height of the original two-storey wing and is acceptable in design terms.

Neighbouring Amenity

16. The new extension extends a further 1500mm out in to the garden. The boundary wall to the extension will be 3m. Objection has been received by the occupiers of 34 Dalmeny Road regarding the loss of light and outlook to the existing bedroom window which faces their side return. Planning permission has been granted to infill the side return of 34 Dalmeny Road leaving a small courtyard outside their bedroom window.

The window cill of no. 34 is 1.3m up from the ground floor and the window is 2.4m in height rising above the 3m proposed extension at 36 Dalmeny Road. Although outlook and light could be altered due to the proposed extension, the erection of an enclosing wall along the shared boundary, which would be matched in height to the approved height of number 34, is not considered to alter the amenity of the bedroom so significantly as to warrant refusal. The proposed extension as suggested by the current application has been amended in response to the objection raised and the proposed roof light has been redesigned to pitch away from the boundary wall so to reduce the impact on amenity.

To prevent the potential of future overlooking of neighbouring windows a condition is attached which ensures the new flat roof created is not used as an amenity space.

Highways and Transportation

17. There are no relevant highway issues to consider as part of this application.

SUMMARY AND CONCLUSION

Summary

18. It is considered the proposed alterations, by reason of their design, materials and form, will not adversely affect the appearance of the building or the appearance of the wider terrace. The development is in line with Policies D3 (Site Planning), D4 (Designing in context), D11 (Alterations and extensions), D24 (Materials) and D28 (Rear Extensions) of Islington Council's Unitary Development Plan (2002) and guidance contained within the Urban Design Guide (2006).

Consideration has been given to the objections raised, however the proposed development is not considered to adversely harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002.

Conclusion

19. It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
Application reference	P111883
Proposal	Erection of single storey ground floor rear and side extension.
Drawing numbers	PL001; PL002; PL003 PL004; PL005A; PL006A; PL007A; PL008A.

Type of application	Full Planning Application
Application received	13/07/11
Application completed	08/09/11
Name of applicant	Sarah Ferguson
Name of agent	Mr Piers Smiren
Case officer	Joe Aggar
Area Team	North/South
Heritage information	None
Ward	Junction Ward
PS2 code description	Householder Development

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: PL001; PL002; PL003 PL004; PL005A; PL006A; PL007A; PL008A. REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
3	Materials to Match CONDITION: The facing materials of the building / extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter. REASON: To ensure that the appearance of the building is acceptable in

	accordance with policies: 4A.3; 4B.1; 4B.2; 4A.3; and 4B.8 of the London Plan 2008, policies: D4, D11; D24 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.
4	Use of flat roof
	<p>CONDITION: The location of the flat roof area shown on plan no. PL005A hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>REASON: To prevent the overlooking of neighbouring habitable room windows in accordance with policy D3 of the Islington Unitary Development Plan 2002.</p>

RECOMMENDATION B

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), Government Planning Policy Guidance/Statements and other material considerations.

- This decision was made by the Members of the Planning Sub A (Min/others) Committee on the 18/10/11.
- It is considered the proposed alterations, by reason of their design, materials and form, will not adversely affect the appearance of the building or the appearance of the wider terrace. The development is in line with Policies D3 (Site Planning), D4 (Designing in context), D11 (Alterations and extensions), D24 (Materials) and D28 (Rear Extensions) of Islington Council's Unitary Development Plan (2002) and Urban Design Guide (2006).
- Consideration has been given to the objections raised, however the proposed development is not considered to adversely harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002.