

Agenda Item 08

Supplementary Information Planning Committee on 18 November, 2015

Case No. 15/3570

Location	75 Okehampton Road, London, NW10 3EN
Description	Excavation of a basement level with front and rear lightwells, erection of single storey side infill and rear extension, two storey side extension, addition of hipped roof to existing two storey side extension, rear dormer window with Juliet balcony, insertion of 2x front rooflights, insertion of glazing into front gable and conversion of garage into habitable accommodation (amended plans and description)

Agenda Page Number: 123

Following on from the Committee site visit on 14th November, a number of points were raised which require clarification and these are set out and addressed below.

Clarification was sought as to the potential impact of the proposed extensions on neighbouring occupiers. The two storey extension would be 2m in depth and would feature no side-facing windows apart from rooflights which would be required to be obscurely glazed with restricted opening. The extension would be positioned to the east of the neighbour at No.73 and as outlined in the Committee Report, this neighbour features a single storey element with a glazed roof serving an open-plan kitchen/dining space which is also served by a rear-facing window and patio doors. Whilst some loss of light and a change in outlook from the room would be inevitable, this is the case with most domestic extensions and in this case the proposal is not considered to result in an unacceptable loss of light or overbearing impact due in part to the other windows which serve this room and the proposal is considered compliant with SPG5. The proposed extension does feature rear-facing windows serving a bathroom however rear-facing windows are generally considered acceptable at first floor level on domestic extensions and the two properties have a conventional relationship. It is also borne in mind that the existing two storey element features 2x rear-facing windows. The proposal is therefore considered acceptable in terms of overlooking.

The single storey element of the extension would have a height and depth of 3m on the boundary with the attached neighbour at No.77 which meets the guidelines set out in SPG5. The extension would be to the west of this neighbour and whilst some loss of light and a change in outlook would be inevitable, this is again not considered to result in an unacceptable impact on the amenity of this neighbour which would warrant refusal of the application.

It was also clarified that Condition 4 requires that the contractors carrying out the construction works are a member of the Considerate Constructors Scheme as is the normal requirement for planning applications including a basement excavation. It would be the responsibility of the applicant to ensure this condition is complied with.

Representations:

An additional representation has been received from No.73 clarifying their objection to the two storey extension in particular and raises the following points:

- The glazed roof provides light and outlook to our dining area which is heavily used
- The two storey extension would be overbearing to this space
- The first floor rear-facing bathroom windows could be opened and would cause loss of privacy

These points are addressed above and in paragraphs 8-10 of the Committee Report.

Condition 9 – Tree Protection Measures:

In addition to the above, since the Committee Report was published, the applicant has provided details of measures to protect a mature tree to the rear of the garden as required by Condition 9. This condition can therefore be re-worded to ensure compliance with this information as follows:

Prior to the excavation of the basement hereby approved, the tree protection measures detailed on approved plan number OKE_P10k shall be fully implemented on site. The measures shall remain in place for the duration of the construction phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

Recommendation: Remains approval subject to the amended wording of Condition 9 outlined above.

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