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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

16/07/96

APPLICATION NO.
TP/96/0692/M/13

AGENDA ITEM
4218

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

Nicholas Johnston &
Peter Cave Associates,
Henwood Studio,
Wootton Boars Hill,
Oxford OX1 5JX

**RECOMMENDATION
ADOPTED.**

Application dated 22/03/96
Revised
Completed 26/03/96
Polling Ward NA64

ON BEHALF OF : Mr. & Mrs. R. Charkin
INTEREST : Owners

District Plan Proposals Map:

| Cons.Area | CAPS | Article 4 Direction | Listed Building | HBMC Direction | A/O Consulted | Objectors (to date) |
|-----------|------|------------------------|--------------------|-------------------|------------------|------------------------|
| NO | NO | NO | NO | NO | 11 | 1 |

RECOMMENDED DECISION :-

GRANT planning permission for the erection of a rear bathroom extension at 2nd floor level.

At: 3 REDCLIFFE PLACE, KENSINGTON, S.W.10

As shown on submitted drawing(s) No(s): TP/96/0692

Applicant's drawing(s) No(s) : 51-56 (inc) and 60 Location Plan

CONDITIONS

- 1. C.1 2. C.71 3. C.71....window

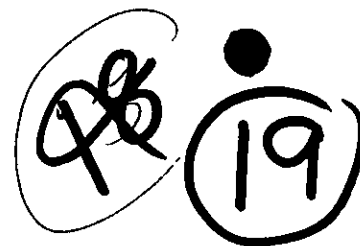
REASONS FOR THE IMPOSITION OF CONDITIONS

- 1. R.1 2. R.71 3. R.71

INFORMATIVE

- I.21

**APPROVED BY
PLANNING SERVICES CTTEE**
16 JUL 1996
CONSENT REF.....



1.0 The Site

- 1.1 The application property is situated on the south side of Redcliffe Place. It is a single family dwelling.
- 1.2 It is not situated within a Conservation Area.

2.0 The Proposal

- 2.1 Planning permission is sought to erect a rear extension at second floor mezzanine level at the rear over an existing basement, ground and first floor outreach.

3.0 Relevant Planning History

- 3.1 There is no planning history.

4.0 Planning Considerations

- 4.1 The main issue addressed by this application is the impact of the proposal on its surroundings in visual terms. The Unitary Development Plan policy relevant to the proposal CD41, which states:

"Normally to resist proposals for rear extensions if:

- (a) The extension would extend rearward beyond the general rear building line of any neighbouring extensions;
- (b) The extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around;
- (c) The extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main rear eaves or parapet;
- (d) The extension would not be visually subordinate to the parent building;
- (e) On the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;
- (f) The extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed (except in some cases at garden level);
- (g) The adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse (See Planning Standards and Controls Chapter);

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- (h) There would be a significant increase in overlooking of neighbouring properties or gardens;
- (i) The detailed design of the addition, including the location or proportions or dimensions of fenestration or the external materials and finishes, would not be in character with the existing building (some exception may be allowed at basement level)."
- 4.2 The application property is a late Victorian mid-terrace house which is part of a group of seven dwellings. They are of a uniform design with what would originally have been characteristically plain and simple rear elevations. If they had had rear extensions they would in all probability have been at the lower levels only. That proposal is however, in the context of this terrace considered to be a relatively minor alteration. The extension would be no greater than others that have been built elsewhere on the terrace.
- 4.3 The proposal consists of an extra storey, to be built on an existing three level outreach which provides additional rooms at each mezzanine level. An existing inappropriate mono-pitched roof will be demolished and the outreach wall built up vertically to the second floor level. A single double hung sliding sash window is proposed centred over an existing ground floor window. All materials can be conditioned to match the originals.
- 4.4 A similar extension has been built at No. 11, this was granted planning permission in 1988. At No. 13 there is a far more dominant extension which is estimated to be around three metres deeper than that proposed, and moreover, rises up to roof level, similarly at No. 7, there is an extension which has been built above roof parapet height. Neither of these would now comply with the current Council policies as expressed in the Unitary Development Plan and would be unlikely to be granted permission.
- 4.5 That proposed will not rise above or beyond an established building line or the line of existing extensions. Finishing two metres below parapet level the proposal is considered subordinate to the existing building. The development proposal is therefore considered to comply with the Unitary Development Plan policies and would not harm the visual amenity of the area.

5.0 Public Consultation

- 5.1 One letter of objection has been received from the occupant of No. 1 Redcliffe Place who objects on the following grounds:
- 1) the new roofline will curtail the amount of sunlight reaching their first floor window; and
 - 2) similar extensions have been declined in Langton Street.

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5.2 Regarding the second point, each application has to be treated on its merits. Extensions at the level proposed may well be inappropriate in Langton Street. However, the precedent for extension on Redcliffe Place is clearly established, (see paragraph 4.4 above). The writer may lose some afternoon sun, however, this is not considered so significant as to conflict with the Council's Planning Standards as expressed in the Unitary Development Plan.

6.0 Recommendation

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/96/0692 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: GA
REPORT APPROVED BY: BC/AD
DATE REPORT APPROVED: 28/06/96

PSC9607/GA.REP