



ISLINGTON

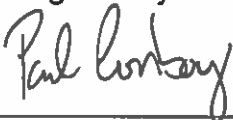

Development Management Service
Planning and Development Division
Environment and Regeneration Department
PO Box 333
222 Upper Street
LONDON N1 1YA

DELEGATED REPORT

Application number	P2015/1292/FUL
Application type	Full Planning (Householder)
Site Address	16 Blythwood Road, London, N4 4EU, ,
Proposal	Erection of ground floor rear extension.

Constraints

iCycle Routes (Local) 170914 Development Management Po Local cycle routes

RECOMMENDATION	Approve with conditions	
Report date	08 April 2015	
Case officer signature	Not allocated - Planning Applications Team	Date:
Report agreed by (signature)	Report agreed by: 	Date: 06/05/2015
Authorising Officer signature	Authorising Officer: 	Date: 6/5/15

INTRODUCTION

Site and Surroundings

1. The site is three storey terraced property located on the eastern side of Blythwood Road. The surrounding area is largely residential. The property is not located within a conservation area nor is listed.

Proposal (in Detail)

2. Erection of single storey rear

Relevant History

3. 2 Blythwood Road, planning application re:P071648 for the '*Erection of rear extension at ground and lower ground floor level.*' was GRANTED on the 24/08/2007.

CONSULTATION

Public Consultation

4. Letters were sent to occupants adjoining and nearby properties. At the time of the writing of this report no responses had been received from the public with regard to the application.

External Consultees

5. None

Internal Consultees

6. None

EVALUATION

7. The National Planning Policy Framework (NPPF) has been considered in the assessment of this application.
8. The issues raised by this proposal are:

Conservation and Design
Neighbouring amenity

9. Rear elevations nevertheless generally have less formality than the more ordered front elevations. This reflects the fact they fulfil a private rather than a public function. For these reasons, it is appropriate that they normally have some freedom to adapt / extend.
10. The proposed extension would be subordinate to the host building and in terms of footprint, scale and form would be acceptable. In view of its secluded position, the extension would have no discernible effect on the perceived visual qualities of the area.

11. The proposal would not have a harmful impact on the wider terrace in accordance with CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy and DM2 and Islington Urban Design Guide 2006.
12. The proposed extension would be set in off the boundary walls and some distance from habitable rooms. The proposed development would not cause demonstrable harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers in accordance with policy DM2.1 of the Development Management Policies.

It is recommended that planning permission is Granted.

