

CONSULTATION SUMMARY

Case reference number(s)

2022/2090/P

Case Officer:

Miriam Baptist

Application Address:

15 Dartmouth Park Avenue
London
NW5 1JL

Proposal(s)

Proposed lower ground floor rear extension.

Representations

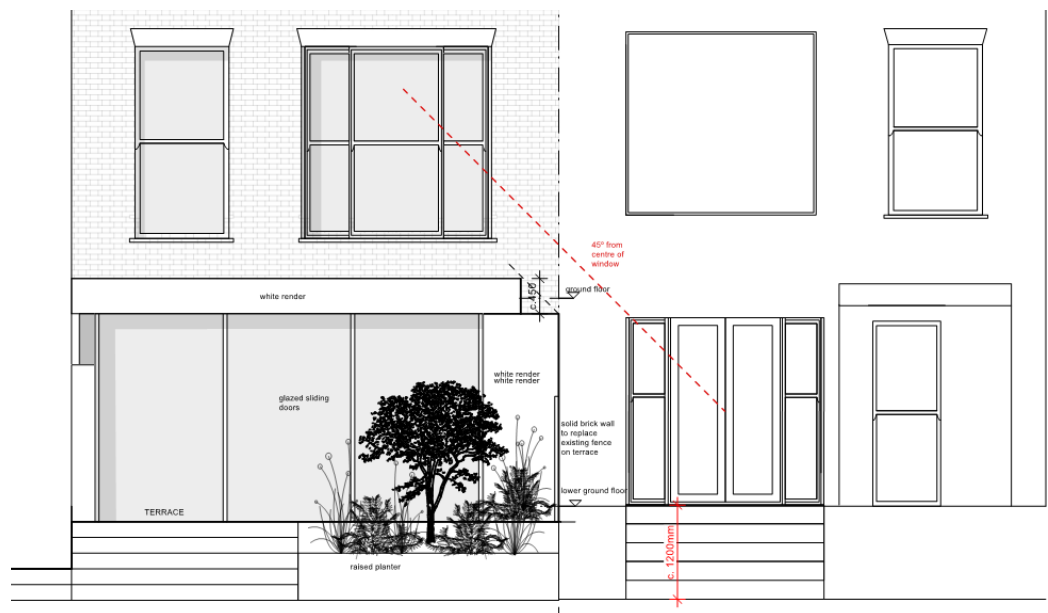
Consultations:	No. notified		No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations	<p>Resident of neighbouring property No 13 Dartmouth Park Avenue objected on the following grounds (summarised). Officer responses in italics:</p> <ol style="list-style-type: none">Side elevation of proposed extension and patio has not been submitted from the perspective of No13. <i>The drawings submitted are considered sufficient to understand the relationship between the two properties.</i>On the plans the rear elevation of No 13 has been misrepresented – lower ground bay window should be instead French doors and height from the bottom of those to the patio is 1200mm. <i>Noted. Drawing A/02/107 rev D now shows a bay window rather than French doors.</i>					

3. Proposed extension would be over 4m in height from level of our patio extending out for 3m. Because there is already a raised patio to the rear of No 11 the effect would be cavernous and overly enclosed. Light will be affected. Request for a Daylight and Sunlight Study if the 45 degree test is failed in regard to No 13's lower ground floor windows.

A 45 degree test is met on elevation, as shown below and therefore the council do not insist on a Daylight and Sunlight study (this is requested when the development fails the 45 degree test on both plan and elevation).

4. Request for an increased level change internally to reduce the impact of the rear extension.

Although the internal level change has not been increased, the corner of the fascia has been set back adjacent to No 13 to reduce the impact of the extension's massing/height by 0.45m on the boundary as seen below:



5. Concern regarding large raised patio in light of topography and in terms of loss of amenity (privacy and noise). Request for patio to be lowered or to step down so that it has less impact. Combination of extension as proposed and raised patio too dominant and intrusive.

The side elevation A/02106 Rev E shows the boundary treatment between No 15 and no 13. The boundary treatment is considered

appropriate in terms of height in relation to the raised patio and is considered to mitigate any harmful overlooking.

6. Wooden fencing current boundary treatment between the two rear gardens. Request for brick wall to better insulate in terms of noise from use of patio and kitchen which would be very open with use of bi-fold doors.

The materiality of the boundary (timber rather than brick wall) is considered appropriate. There is no permission for plant or machinery being approved which may raise the need for any measures to provide noise mitigation. The only noise expected would be from domestic use of the property, no noise mitigation measures are considered necessary.

7. Request for assurance by way of condition that the flat roof of the extension would not be used as a terrace in the future.

A condition has been added to the permission prohibiting the use of the flat roof as a roof terrace.

8. Concern regarding nearby trees

An Arboricultural Report has been provided at officer's request. This has been reviewed by the Council's Tree Officer and is found to be acceptable: no trees are proposed for removal, the impact on the trees to be retained will be of an acceptable level and the tree protection measures are considered sufficient to demonstrate that the trees to be retained will adequately protected. A condition will be added to the permission to ensure tree protection measures and practices are adopted as proposed.

It is noted that a comment has been attached to the consultation from the local conservation area group which has been incorrectly submitted and does not relate to this permission.

Recommendation:-

Grant planning permission