

CONSULTATION SUMMARY

Case reference number(s)

2023/0307/P

Case Officer:

Sofie Fieldsend

Application Address:

33 Downside Crescent

London

NW3 2AN

Proposal(s)

Erection of single storey rear outbuilding

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of No. First floor flat, 33 Downside Crescent have objected to the application on the following grounds:

1. Combination of recently approved rear extension (currently under construction ref.2021/2840/P) results in loss of greenery and their private view of the garden from their bedroom
2. Concern plans are scaled incorrectly, and plans show the garden as larger than it is

Officer response:

1. The existing rear garden before the erection of the approved rear extension and proposed outbuilding was 211sqm (or 234sqm for the pre-existing garden). If both proposals were implemented the garden would be reduced down to 145.3 sqm. Over 50% of the garden remains and it is therefore considered that sufficient garden is retained. The Council enquired with the agent could a green roof be incorporated in the proposed, which was unfortunately rejected by the applicant and while regrettable the Council could not justify a reason for refusal on the lack of a green roof given that over 50% of the rear garden space would be retained. There would be no public views of the development, only a private view from their rear windows.
2. The agent has confirmed that the plans are accurately scaled.

Recommendation:-

Grant planning permission