

CONSULTATION SUMMARY

Case reference number(s)

2023/0655/P

Case Officer:

Alex Kresovic

Application Address:

134 Belsize Road
London
NW6 4BG

Proposal(s)

Erection of a full width single storey rear extension at lower ground floor level.

Representations

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

Summary of representations

(Officer response(s) in italics)

Press advert and site notice 24/03/2023 to 23/04/2023

Neighbour at 132 Belsize Road objects regarding the following issues:

1. The Proposed Plans (Elevation, Section) shows the extension about one metre above the existing boundary wall with 132 Belsize Road. I require the height be lowered to equal or below the height of the boundary wall.
2. The direct sunlight I receive in my back garden and lower ground floor comes in the afternoon from the West over 134 Belsize Road. Therefore, the proposed height of the extension will block the only direct sunlight I receive.

Officer response

1. *As shown in the drawing and measured on site the actual projection above the boundary wall will be 460mm and not 1m. A 460mm projection above the existing boundary wall, which in any case already has a trellis above it, will not adversely impact the sunlight to*

the neighbouring property.

- 2. The agent has amended the scheme and has reduced the scale of the rear extension from 3.3m in length to 2.7m in length, which would reduce the impact to the neighbouring property.*
- 3. The proposal complies with the BRE guideline of not breaching a 45 degree daylight angle from the neighbouring window on both plan and elevation in order to maintain good daylight. Likewise it is considered there will be no harmful impact on sunlight levels. It is noted that the gardens are north/NW facing thus there is no requirement (in BRE guidance on daylight and sunlight) to assess impact on sunlight.*

Recommendation: -

Grant planning permission