

Comment on a Planning Application

- **Application Number** 2023/1996/P
 - **Application Type** Full Planning Permission
 - **Addresses** Flat 1, 18 Agamemnon Road, NW6 1DY
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Comment Type Objection to certain aspects of the proposal

While we support property renovation in general, we object to certain aspects of the proposed extension, specifically the length of the proposed extension and its height at the boundary with our property, which would make the proposed extension disproportionately large and unprecedented in size compared to all properties on Agamemnon Road and will make negative impact on available light to our property..

Proposed extension length

The proposed extension length appears to be 4200mm. While the Design and Access statements lists similar approved applications, we note that in all but 2 cases the extension length did not exceed 3200mm from the original building. See table below.

Application No.	Address	Approved rear extension length	Extends further than neighbouring buildings?
proposal	18 Agamemnon Road	4200mm	YES
2022/3070/P	82 Agamemnon Road	3300mm	NO
2019/5556/P	14 Agamemnon Road	3200mm	NO
2019/1241/P	30 Agamemnon Road	0mm, Side Only	NO
2016/6669/P	26 Agamemnon Road	3155mm	NO
2015/6355/P	44 Agamemnon Road	3200mm	NO
2015/6355/P	42 Agamemnon Road	0mm, Side Only	NO
2014/7175/P	46 Agamemnon Road	3100mm	NO
8702891	12 Agamemnon Road	3050mm	NO
2022/2820/P	38 Agamemnon Road	3520mm, existing extension was already 3520mm	NO
2022/0300/P	39 Achilles Road	4200mm, neighbours had the same length extensions	NO

The only two approved extensions exceeding 3200mm are 38 Agamemnon Rd (extension length is 3500mm) and 39 Achilles Rd (extension length 4200mm). 38 Agamemnon Rd already had a 3500mm long extension built in the 80s and the application was merely an approval of the side extension, so this case is not relevant.

In case of 39 Achilles Rd, the 4200mm length was likely achieved because 37 Achilles Rd already had 4200mm extension while 41 Achilles Rd was extending to the same length (application Number 2020/1869/P). Note that 41 Achilles Rd did not get 4200mm extension approved on the side of 43 Achilles Rd and had to curtail the length to just 2700mm, to be in line with 43 Achilles Rd.

Therefore, the proposed extension of 4200mm would be by far the biggest in the surrounding area. Moreover, it would protrude beyond our building by 1800mm. This is also unprecedented as we note that None of the approved applications above had extensions protruding beyond their neighbouring buildings.

Proposed extension height

The proposed extension is 3200mm in height. As our property ground level is 220mm lower, the proposed extension would effectively be **3400mm high** from our ground level, or 1400mm above the current fence level. Together with it protruding 1800mm beyond our building, this creates a disproportionately large structure and negative impact on available light. The images 1 and 2 below show the impact on our property in terms of light.

While we do not object to the extension in principle, based on the above, we think the proposal is disproportionately bulky, the largest in the area. A more sensitive alternative approach, in our view, would reduce negative impact significantly by reducing the length from 4200mm to 3200mm (in line with the neighbouring properties) and building the part of the extension protruding beyond our building 2000mm away from the boundary.

We hope that the planning team will consider all factors above and in conjunction with the proposed basement extension of the same property (2023/1040/P- New Application).

Image 1 (existing)



Image 2 (Proposed)



Kind regards,

Altynay Davletova