

CONSULTATION SUMMARY

Case reference number(s)

2023/2368/P

Case Officer:

Blythe Smith

Application Address:

Flat 2nd and 3rd Floor
27 Gascony Avenue
London
NW6 4NB

Proposal(s)

Erection of single storey rear extension at second floor level with access to existing roof terrace; enlargement of rear dormer.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations (Officer response(s) in italics)	The owner/occupier of No's 27 and 29b Gascony Avenue have objected to the application on the following grounds: <ul style="list-style-type: none">• Overlooking• Impact to daylight• Request for additional documentation <p><u>Officer's response:</u></p> <p><u>Overlooking</u></p> <p><i>The proposed rear extension would not result in additional overlooking to neighbouring windows or gardens. The proposed rear dormer would not project beyond the existing rear elevation of the host building and would not</i></p>					

result in additional harmful overlooking beyond the existing situation from upper floor rear windows in neighbouring properties.

Impact on daylight

The internal layout of no. 29 could be similar to the internal layout of the application building but handed so the affected window at second floor level could serve an internal staircase. Notwithstanding this, the rear elevations of the properties on this side of the terrace are north-east facing and the existing sloping parapet wall between no.27 and 29 already creates some overshadowing of this window. It is therefore considered that the extension would not result in an increased loss of daylight and sunlight to the windows at the neighbouring properties including no. 29.

Additional information

The documentation which has been submitted as part of the application is considered sufficient to fully assess the proposal in order for the Council to make a decision on the application.

Recommendation:-

Grant conditional planning permission