

# CONSULTATION SUMMARY

## Case reference number(s)

2024/2313/P

## Case Officer:

Leela Muthoora

## Application Address:

12 Burrard Road, NW6 1DB

## Proposal(s)

Erection of rear roof dormer extension and installation of rooflights to front roof slope.

## Representations

Consultations:	No. of responses	1	No. of objections	1
<b>Summary of representations</b>  <i>(Officer response in italics)</i>	<p>The owner/occupier of 14 Burrard Road have objected to the application on the following grounds:</p> <ul style="list-style-type: none"><li>• Our master bedroom currently looks out over the roof of 12 Burrard Road and well beyond down the hill over West London. The proposed extension would come within a metre of our window and would extend several metres further than the two neighbouring extensions (#14 and #10).</li><li>• We are concerned that the proposed design, size and height will create a sense of enclosure and that the proposed design would overshadow our master bedroom, resulting in a significant loss of light and privacy. If it goes ahead in this form the proposal would cause significant detriment to our day-to-day lives and our property.</li><li>• The proposed rear dormer will result in significant harm to adjacent properties causing a loss of light and creating a sense of enclosure.</li></ul>			

- The bulk, mass and scale of the proposal is out of keeping with the streetscape and will be viewed from the properties to the rear in the West End Green Conservation Area.
- We are writing to ask that these factors are considered by the planning officers, and we would be obliged if the planning officer would visit to 14 Burrard Road to make a fair assessment of the potential impact.

#### Summary of comments

- *The proposed roof extension meets all the restrictions, conditions, and limitations of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GPDO permits the extension and cannot be assessed against Local Plan Policies and Supplementary Guidance.*
- *Impacts on residential amenity such as, harm to outlook, loss of private views, loss of light and an increased sense of enclosure are not conditions of permitted development as set out by the GPDO under Class B and C for roof alterations.*
- *The scale of roof extensions is set out by the GPDO Class B as detailed in the associated report.*
- *A site visit was made on 18 June 2024, and observations were made of the rear elevations, existing roof extensions, and rear extensions. The neighbours have a side window to their roof extension. The neighbours' roof extension is likely to comply with permitted development limitations for roof extensions but is unlikely to comply with condition C.2. which limits upper-floor windows located on a roof slope forming a side elevation required to be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*
- *As the neighbours' objections are not material to the GPDO conditions, that is, the proposals are compliant with Class B and Class C, the objections regarding impacts on residential amenity cannot be considered in the issuing of this Certificate.*

**Recommendation:- Grant Lawful Development Certificate**