

CONSULTATION SUMMARY

Case reference number(s)

2024/2931/P

Case Officer:

Blythe Smith

Application Address:

31 Spencer Rise
London
NW5 1AR

Proposal(s)

Erection of a ground floor and part first floor rear extension with green roof, enlargement of existing rear dormer, and alterations to front elevation windows

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)

Two owner/occupiers of No 29 and 33 Spencer Rise have objected to the application on the following grounds:

- Impact to view, outlook and amenity
- Impact to light
- Proposals are out of character to the area/property
- Impact to landscaping/biodiversity
- Existing and proposed plans are incorrect

Officer's response:

It should be noted that the specific view from a property is not protected as this is not a material planning consideration. Loss of outlook/and neighbour

amenity has been assessed in the main report and it is not considered the development would contribute to unacceptable loss of outlook or neighbour amenity.

Impact to light has been assessed within the main report, it is not considered that the proposed development would contribute to unacceptable impact to neighbouring residents in regards to light.

The impact to the character of the property and wider conservation area has been assessed within the main report.

A development of this scale is not considered to have a significant impact on biodiversity, the proposed extension would retain over 50% of the existing garden space allowing a reasonably sized garden and the proposal includes a green roof that has been addressed within the main report.

At the time of visiting the site (27/06/2024) the existing windows on the boundary with no.33 were correctly drawn on the plans.

Recommendation:-

Grant conditional planning permission