

CONSULTATION SUMMARY

Case reference number(s)

2025/0531/P

Case Officer:

Sofie Fieldsend

Application Address:

The Coach House
6 Kidderpore Avenue
London
NW3 7SP

Proposal(s)

Erection of dormer window to South East Elevation

Representations

Consultations:			No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations	<p>The owner/occupier of No. Flat 2, 1 Kidderpore Gardens have objected to the application, their response has been summarised below:</p> <ul style="list-style-type: none">Existing and Proposed Plans and D&A do not showing the existing Velux Rooflight Skylight on South East ElevationLoss of privacy to their ground floor flat and their garden, it would sit above the boundary within a few metres of their property and offer direct views. The application site already benefits from good quality natural light <p>Officer response:</p> <p>A revised existing drawing was received showing the existing rooflight.</p> <p>The site is located to the rear of 1 Kidderpore Gardens, the dwelling is on the boundary with their rear garden (as shown on the map and aerial view below, images 1 and 2). It is noted that the existing dwelling has a rooflight on the south east elevation facing this garden. The proposal will replace the rooflight (above the conservatory) with a dormer. The outlook from the rooflight would be similar to the proposed dormer and given the siting of the application</p>					

site and the objector's properties, very limited angled views would be afforded. It is not considered to be detrimental to an extent that would warrant a reason for refusal.

It is also noted that there is a recent approval on the site for a dormer of a similar scale and detailed design under ref. 2019/0663/P (shown in image 3), although more centrally located on the roof slope. Since this approval in 17/02/2020 there have been no material planning considerations that would have altered this decision.

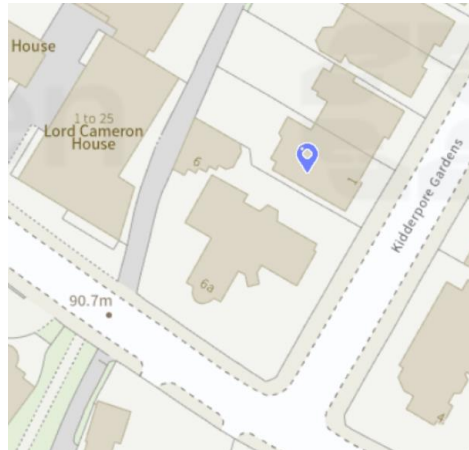


Image 1: Location plan, showing the location of the objector in relation to the application site



Image 2: Aerial image showing the location of the objector in relation to the application site.

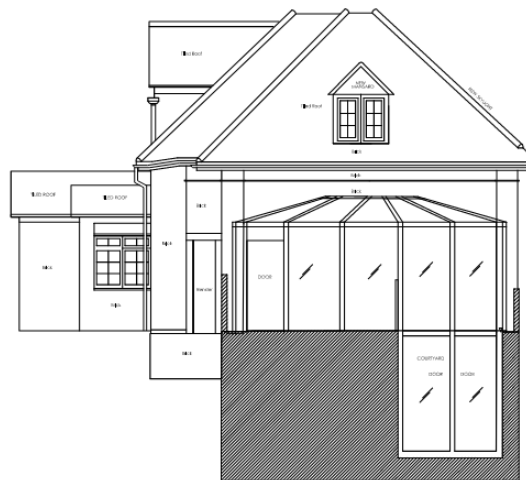


Image 3: Approved side dormer under planning ref. 2019/0663/P dated 17/02/2020.

Recommendation:-

Grant planning permission