

CONSULTATION SUMMARY

Case reference number(s)

2014/7221/P

Case Officer:

Rachel English

Application Address:

44 Goldhurst Terrace
London
NW6 3HT

Proposal(s)

Erection of single storey extension at rear lower ground floor level.

Representations

Consultations:	No. notified	17	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of 46A Goldhurst Terrace has objected to the application on the following grounds:</p> <ul style="list-style-type: none">• Detrimental impact on the amenity of my flat and enjoyment of my home and garden• Will harm and block view of The Green Triangle. There is currently a 180 degree view from my windows.• There will be a loss of light entering the 46A. <p>Officer Response</p> <p><i>Officers have negotiated that the proposed extension be reduced to a depth of 2metres from the bay window to limit the impact on the adjoining</i></p>					

neighbour. The applicant plans to erect a 2metre high boundary fence under permitted development. The extension would be just 1metre above the boundary fence and has also been designed so that it is set away from the boundary with number 46 and follow the line of the protruding bay window. Given that number 46 Goldhurst Terrace is due south of the development site there would be no impact on sunlight/daylight levels.

Within appeal decision APP/X5210/A/12/2172393 which referred to an extension with a bigger depth, the Inspector commented on the impact on number 46a, by saying “the proposal would not unduly detract from the outlook from the main rear windows and glazed doors of that flat”. The Inspector in appeal APP/X5210/A/12/2172393 considered that there would be no loss of light as a result of the proposals and considers that “Whilst the proposal would cast a shadow over parts of the garden of No 42a (lying almost due north) I consider that this in itself would not be sufficient reason to refuse permission.” As such it is considered that the proposal with reduced depth to just 2metres from the bay window would not give rise to a loss of amenity in terms of outlook or light for number 46.

A comment received from the occupier of Flat 3, 44 Goldhurst Terrace states that:

- No objection to the extension but there is a lot of construction work being carried out within 100 metres of the site with constant noise and occupying parking spaces.

Officer response – this is noted. Construction noise, dust and disruption is not a valid reason to refuse the application. An informative will be added to the decision to ensure that the applicant is aware of the hours of construction in accordance with the Control of Pollution Act 1974.

Recommendation:-

Grant planning permission