

CONSULTATION SUMMARY

Case reference number(s)

2015/0103/P

Case Officer:

Darlene Dike

Application Address:

43a Constantine Road

London

NW3 2LN

Proposal(s)

Erection of single storey rear infill extension and alterations to rear elevation fenestration.

Representations

Consultations:	No. notified	8	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of 28 Belsize Park has objected to the application on the following grounds:

1. The height of the extension and the closeness to 45 Constantine Road will reduce the light quality in number 45's lounge and kitchen.
2. Proposed works will also have an impact on the sale value on 45 Constantine Road, as the extension is too close to the neighbouring property.

Officer Response

1. Whilst it is acknowledged that proposals may cause some loss of light to the neighbouring property at 45 Constantine Road, the resulting level of harm is viewed to be wholly negligible. As it is only single storey, the height of the proposed rear extension would make a minimal contribution to loss of daylight and sunlight when compared against the existing two storey extensions flanking it on both sides. Any impacts on daylight and sunlight would also be lessened by the presence of a void between the two properties - created by the existing side return at 45 Constantine Road, and the proposed internal courtyard at the host site – which in combination would allow light to penetrate to the rear windows of both properties. The rear garden window of 45 Constantine Road is particularly unaffected by proposals as it is not within 90 degrees due south, and this, considered alongside the fact that the rear rooms are dual aspect, means there would be a limited impact on the quality of light entering 45 Constantine Road. In addition, the considered design of the extension, which features glazed front and rear walls and a glazed pitched roof that falls to its lowest point beside the boundary wall with 45 Constantine Road, minimises much of the inherent potential for blocking daylight and sunlight.
2. The financial value of property is not a material consideration and as such is not relevant to the assessment of the proposal's planning merits. This fact notwithstanding, it is not felt that the proposed rear extension falls within unreasonable proximity to the neighbouring property at 45 Constantine Road. Proposals incorporate an internal courtyard which affords some separation between the immediate rear of both properties, and though the proposed extension sits along the boundary wall, it is further separated by the presence of an adjacent side return at 45 Constantine Road.

Recommendation:-

Grant planning permission