

# CONSULTATION SUMMARY

## Case reference number(s)

2015/0472/P

## Case Officer:

Fiona Davies

## Application Address:

10 Hillway

London

N6 6QA

## Proposal(s)

Erection of replacement single storey rear extension

## Representations

<b>Consultations:</b>	No. notified	4	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

An objection was received from the Holly Lodge CAAC raising the following matters:

- concerns with regard to the visibility of the extension from Bromwich Avenue
- the contemporary design of the proposal not being in character with the estate
- use of non-timber windows and the lack of matching render.
- The CAAC considered that the depth of the extension was appropriate but commented that with regard to its height the prominence of the extension

was exacerbated by the topography of the site.

Following the CAAC comments, the proposal was amended as follows:

- the height of the extension was reduced and roof design amended to reduce depth of roof section
- a stippled texture render was proposed to match the existing
- a buffer of planting on the fence boundary was proposed and widening of the proposed window on the side elevation to give a lighter effect with a reduced area of blank façade.

The Holly Lodge found these amendments to satisfactorily address their concerns and withdrew their initial objection.

Officer comments:

Measured from pavement level, the height of the extension has been reduced to c. 3.4m sloping down to c.3m to reduce the prominence of the extension on the corner with Bromwich Avenue. Furthermore the proposal will incorporate the replacement of a tree in the garden of the application site on the side boundary with Bromwich Avenue and the introduction and maintenance of a natural visual buffer of tall growing shrubs and grasses on this boundary to reduce the visual impact of the extension. Following these amendments the application is considered acceptable.

**Recommendation:-**

**Grant planning permission**