

# CONSULTATION SUMMARY

## Case reference number(s)

2015/1700/P

## Case Officer:

Laura Hazelton

## Application Address:

Flat 1 Ground Floor, 2 Burrard Road, London, NW6 1DB

## Proposal(s)

Single storey rear extension with rooflight.

## Representations

<b>Consultations:</b>	No. notified	38	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

## Summary of representations

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

The owner/occupier of 8 Burrard Road has objected to the application on the following grounds:

1. The property is located within a dense, urban environment which is surrounded by at least 50 households within a radius of 25 metres. Noise nuisance is already a constant nuisance.
2. The proposed rear extension will increase the possibility of being overlooked.

### **Officer response**

1. Existing noise levels in the area are not a material planning consideration. However, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.

Any building works must be carried out only between 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays and Public Holidays.

2. The proposed single storey rear extension is not considered to create any overlooking issues or loss of privacy for adjoining occupiers due to the fact that there are no side facing windows. The rear patio doors are of a similar position on the rear elevation as the existing door and do not overlook any neighbouring properties.

The owner/occupier of 50B Fortune Green Road objects on the following grounds:

1. The site location plan appears to show that the public right of way to the rear of 52 – 54 Fortune Green Road is part of the application site.
2. However, no objection to the proposed construction of a single storey rear extension at the application site.

**Officer response**

The site location plan (drawing number 2105/LO/02) has been amended to reflect the correct boundary of the application site.

On balance, it is considered that the proposed development is a complementary addition to the host dwelling which does not cause an undue negative impact on the amenity of adjoining occupiers, and it is therefore recommended that the application is approved.

**Recommendation:-**

**Grant planning permission**