

CONSULTATION SUMMARY

Case reference number(s)

2015/1921/P

Case Officer:

Kate Phillips

Application Address:

Flat A, 10 Quex Road

London

NW6 4PL

Proposal(s)

Single storey rear extension

Representations

Consultations:	No. notified	31	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 No. 8 Quex Road has objected to the application on the following grounds:

- Insufficient information about drainage from roof
- Roof may be used as a roof terrace in the future
- Works will involve re-building garden wall adjacent to No. 8 Quex Road
- Works should not prejudice similar works being undertaken at No. 8 Quex Road

The owner/occupier of No. 32 Birchington Road has objected to the application on the following grounds:

- Noise, traffic and parking issues during the construction period.

Officer response

Planning permission would be required to use the roof area as a roof terrace in the future and if such an application was submitted it would be judged on its merits, taking into account the impact on neighbouring properties. Similarly, any future planning application for works at No. 8 Quex Road would also be judged on its own merits.

Drainage details will be covered by Building Regulations and are not a material planning consideration. Similarly, issues relating to the construction of the extension, the party boundary and making good any damage to neighbouring properties is a private matter between the individual parties and is not a material planning consideration.

Construction noise and traffic and parking issues during the construction period are not valid reasons to refuse this application and, taking into consideration the scale of the proposed works, it would not be reasonable to attach a condition to require a construction management plan in this case. However, an Informative can be added to the decision to ensure that the applicant is aware of their responsibilities under the Control of Pollution Act 1974.

Recommendation:-

Grant planning permission