

CONSULTATION SUMMARY

Case reference number(s)

2015/1173/P

Case Officer:

Tendai Mutasa

Application Address:

76 A Hillfield Road

London

NW6 1QA

Proposal(s)

Erection of a single storey rear extension to create an additional bedroom.

Representations

Consultations:	No. notified	18	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

The occupiers of No's 86C and 78 Hillfield Road have objected to the application on the following grounds:

In principle we do not object to this extension but we raise the following concerns:

1. The height of the proposed extension. Our preference would be for the extension not to stand higher than the existing party fence. Given that the layout of 76A is stepped down from Hillfield Road to Mill Lane it should be possible for the developer to sink the proposed extension in keeping with the design of the flat generally. We note that planning permission was granted for the rear of No 80 and we are concerned that we will become 'boxed in' by

<p>Officer responses</p>	<p>brick extensions on either side of the garden.</p> <p>2. Security - given that there is an alleyway between 76 and 74 there is clearly an increased risk of trespass to the rear of our property via the proposed flat roof. We trust that any planning permission will impose strict obligations on enhanced security.</p> <p>3. Flat roof - if the development does go ahead with a flat roof as proposed we would be opposed to it serving as a roof terrace as that would destroy the privacy into our rear rooms and garden.</p> <p>4. Trees - we understand from the freeholder at No 76 that the developer has agreed not to interfere with the trees at the end of the garden of no 76/78. We hope this can be guaranteed in any permission granted as they serve as an important screen for privacy.</p> <p>5. As we have a seven week old baby and an unwell relation we would be grateful if construction work could be kept to normal business working hours.</p> <p>6. Maintenance will be more difficult, we would want to be compensated.</p> <p>7. Building into rear gardens will give rise to flooding.</p> <p>8. The proposed extension will render our building insurance null and void.</p> <p>9. Could give rise to parking problems</p> <p>10. Why is a bathroom becoming storage space.</p> <p>11. The council should make sure that building regulations are adhered to.</p> <p>Summary of comments</p> <p><i>1. The proposed extension would be 1m higher than the existing boundary wall and as such, it's not anticipated that the increased height of the proposed extension would have a detrimental impact with the daylight/sunlight that is current being emitted through the existing situation.</i></p> <p><i>2. Given the suburban context and the existing fencing and gates it is considered that the proposal will not add much exposure to burglary within the area.</i></p> <p><i>3. This has been secured by condition.</i></p> <p><i>4. The development is located a significant distance away from the tree. No works will affect the tree.</i></p>
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| | <p>5. <i>This has been secured by condition.</i></p> <p>6. <i>This should be dealt with under land ownership as its a civil matter between the freeholder and leaseholders and cannot be considered as part of the planning application. The applicant has completed Certificate B of the application form</i></p> <p>7. <i>The development is projecting 3 meters into the rear garden as such a substantial amount of permeable garden space will still be maintained.</i></p> <p>8. <i>This is not a planning matter</i></p> <p>9. <i>The scheme is located in an area which is easily accessible by public transport and also the addition of 1 bedroom will not give rise to parking issues over and above what is currently being experienced.</i></p> <p>10. <i>The applicant has the choice of configuring the internal arrangements of the property for as long as it guarantees a good quality of accommodation for present and future occupants.</i></p> <p>11. <i>Building regulations are the mandate of a separate department within the Council.</i></p> |
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Recommendation:-

Grant planning permission