

CONSULTATION SUMMARY

Case reference number(s)

2015/3965/P

Case Officer:

Tessa Craig

Application Address:

154 Agar Grove

London

NW1 9TY

Proposal(s)

Erection of single-storey rear extension with roof terrace over; alterations to window opening at upper ground floor level to form French doors to roof terrace.

Representations

Consultations:	No. notified	13	No. of responses	02	No. of objections	02
Summary of representations <i>(Officer response(s) in italics)</i>	<p>A site notice was displayed from 24/07/2015- 14/08/2015 and a press notice was published on 30/07/2015.</p> <p>The owner/occupiers of Nos 152B and 156 Agar Grove have objected to the application on the following grounds:</p> <p>Noise disturbance;</p> <p>Loss of light and sunshine;</p> <p>Loss of privacy and overlooking;</p> <p>Security;</p> <p>Lighting design and light pollution;</p> <p>Loss of unaltered rear elevation;</p>					

Bulk;

Design of fenestration details;

Loss of rear garden space and problems with drainage.

Officer Comment

The property already has a rear roof terrace at second floor; the additional terrace at first floor may result in some additional noise. However the noise would be domestic in nature and could result from occupants using their garden under the existing situation.

The extension would not result in loss of light given it will match the depth of the approved ground floor extension at 152 Agar Grove and be set back from 156 Agar Grove by approximately 3m. The brick walls at either end of the terrace will maintain privacy and the glazed rear doors will only face into the rear garden of the subject property. Obscure glazed screens will be added on the projecting side walls of the 1st floor terrace and required by condition, which will prevent any further overlooking.

It is not considered the development would compromise neighbours' security beyond the existing situation.

The proposed lighting is to match the existing lighting. Whilst a rooflight is proposed in the ground floor extension, most of the light would be thrown back onto the subject site owned by the applicant. The wall between 154 and 156 will prevent most of the light spill.

The terrace which the property forms part of is already altered with recent extensions being granted at 152A Agar Grove (2014/2428/P) and 142A Agar Grove (2014/7687/P), therefore a precedent has already been set establishing a level of development in the rear.

The bulk of the proposed extension is considered acceptable, matching the depth of the approved development at 152A Agar Grove and being set in from 156 Agar Grove. Whilst the rear elevation shall include glazed three glazed aluminium doors and a glass balustrade to the roof terrace, given these details are in the rear elevation, not visible from the streetscene and not at high level, they are considered acceptable in this case.

Whilst some garden space will be lost, a large rear garden (over 60m²) will be retained.

Recommendation:-

Grant planning permission

