

# CONSULTATION SUMMARY

## Case reference number(s)

2015/4060/P

## Case Officer:

Tessa Craig

## Application Address:

14 Makepeace Avenue

London

N6 6EJ

## Proposal(s)

Erection of side and rear dormers to dwelling house.

## Representations

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

## Summary of representations

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

The owner/occupier of No's 16 and 12 Makepeace Avenue have objected to the application on the following grounds:

- A ground floor rear extension has been left incomplete for 11 years, there is no guarantee works would be completed;
- Already has terraces overlooking number 12.

The Holly Lodge CAAC have commented that they do not object to the proposal but would like to see an informative attached to the permission stating any railings other than the approved Juliette balcony, would require

planning permission.

*An Informative shall be added stating:*

*“You are reminded that the erection of railings over the existing flat roof outside the hereby approved dormer to create a terrace would require planning permission”.*

*The Council does not control when planning permission is implemented and this would not be grounds for refusal.*

*There are already rear windows which face the garden of 12 Makepeace Avenue; therefore the situation would not be worsened. No. 12 features a number of windows facing the side elevation of the application site where the new dormer window is proposed. However, these neighbouring windows are all obscured glazed and therefore the erection of the proposed dormer window at roof level would not result in unacceptable overlooking.*

**Recommendation:- Grant planning permission**