

CONSULTATION SUMMARY

Case reference number(s)

2015/3077/P

Case Officer:

Olivier Nelson

Application Address:

44 Westbere Road

London

NW2 3RU

Proposal(s)

Conversion of 6 bed single family dwellinghouse into 4 flats (1 x studio, 1 x 1 bed, 1 x 2 bed and 1 x 3 bed) and alterations to fenestration on front, side and rear elevations

Representations

Consultations:	No. notified	22	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

Summary of representations

(Officer response in italics)

The owner/occupier of No's 1 & 1A Asmara Road have objected to the application on the following grounds:

Principle – Changes a family house in an area of family houses into a series of flats

The proposal would maintain a 3-bedroom family dwelling on the site and provide 3 additional units. As such the proposal is in keeping with Council

Policies CS6 and DP5.

Parking – Irrespective of restrictions on parking permits the proposal will result in an increase in the number of cars parked on the street.

The site is located in a Controlled Parking Zone which is not at capacity. As such there is space on street for additional vehicles. Given the high public transport accessibility of the site it is less likely that residents will find a vehicle necessary. Notwithstanding, the units will all be designated as car-free in keeping with policy DP18.

Principle – Too many units are proposed; the developer is purely seeking to maximise profit.

The London Plan recommends that residential densities in suburban areas with high public transport accessibility fall into the range of 45-130 units/hectare. The proposal has a density of 142 units/hectare. The breach of 9% is not considered to be sufficient reason to refuse the application.

Amenity – The flat roof areas to the rear will be used as private amenity space, overlooking adjoining properties and resulting in additional noise.

A condition is included restricting the use of these areas for such purposes.

Amenity – The additional people living on the site will result in unacceptable levels of noise.

The increase in residents is considered to be negligible in relation to the population of the wider area.

Amenity – The proposed rear extension would result in additional noise and

loss of privacy to adjoining properties.

The rear extension is not included in this application; it was constructed under the property's permitted development rights.

Design – The roof extension is out of keeping with the character of the area.

The roof extensions are not included in this application; they were constructed under the property's permitted development rights.

Amenity – The roof extension includes windows which overlook adjoining properties.

These windows are not included in this application; they were constructed under the property's permitted development rights. Notwithstanding, the continued use of the rooms these windows serve for residential purposes are not considered to result in a material loss of privacy to adjoining properties.

Amenity – The roof extension will overshadow adjoining properties.

The roof extensions are not included in this application; they were constructed under the property's permitted development rights.

Recommendation:-

Grant planning permission subject to S106 agreement