

# CONSULTATION SUMMARY

## Case reference number(s)

2015/3744/P

## Case Officer:

Ian Gracie

## Application Address:

105 Jasper House  
South End Road  
London  
NW3 2RJ

## Proposal(s)

Alteration part two-storey and part-single storey rear extension.

## Representations

<b>Consultations:</b>	No. notified	04	No. of responses	02	No. of objections	02
					No of comments	00
					No of support	00

## Summary of representations

*(Officer response(s) in italics)*

The owner/occupier of Nos. 103 & 107 South End Road have objected to the application on the following grounds:

1. The upper ground floor rear window would cause a loss to amenity in terms of outlook/privacy and overlooking.
2. The height of the new rear extension is higher than the separating garden wall which will block daylight/sunlight. It would also compromise views from No.103 which currently benefits from lovely views.

3. Conservatories must be set back from the building line of the solid extension.
4. The height of the new double storey extension is higher than the existing which will worsen the level of overshadowing to no.107. Outlook from no.107 would also be adversely affected.
5. The proposed staircase would cause overshadowing to no.107 as well as detract from its outlook. It would cause an invasion of privacy.

*Officer Response:*

*Throughout the course of the application, the proposal has been amended in line with the objections set out above. The following amendments have been made in response to comments:*

- *The height of the rear extension has been reduced to its existing level;*
- *The depth of the rear extension has been reduced to ensure that it is set back from the building line of the closet wing;*
- *The proposed rear staircase has been omitted from the plans;*
- *The existing closet wing will not alter in scale or depth from its existing position.*

**Recommendation: Grant planning permission subject to S106 agreement**