

CONSULTATION SUMMARY

Case reference number(s)

2015/5432/P

Case Officer:

Jagdish Akhaja

Application Address:

11 Dartmouth Park Avenue

London

NW5 1JL

Proposal(s)

Erection of a single storey rear extension at lower ground floor level and enlargement of front rooflight.

Representations

Consultations:	No. notified	8	No. of responses	0	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

The occupier of No 9 Dartmouth Park Avenue Comments:

- No objection in principle of the extension, but wanted to ensure it aligns with their own balcony

The occupier of No 13 Dartmouth Park Avenue objected on following grounds:

- Height and length of the extension, loss of light and privacy to the kitchen windows.

Officer response

The proposed single storey rear extension would be approx. the same height as the existing projections both at the host property and no.13 and

will be below the existing balcony at no.9. It will be approx. 1m beyond the existing extension at no.13 and 2m beyond the rear facade of no.9. The extension will not result in any harmful loss of daylight or outlook to either neighbour as it is beyond the 45 degree daylight angle recommended to protect daylight to habitable rooms. There will be no loss of privacy from the raised patio as the existing fence, and a 2m high one permissible under 'pd' rights, will prevent any views. Its size and bulk is similar to other extensions approved on the same road.

Recommendation:-

Grant planning permission