

CONSULTATION SUMMARY

Case reference number(s)

2015/3929/P

Case Officer:

Darlene Dike

Application Address:

27 Inglewood Road

London

NW6 1QT

Proposal(s)

Erection of single storey rear infill extension.

Representations

Consultations:	No. notified	17	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of 25 Inglewood Road has objected to the application on the following grounds:

1. At present there are no extensions in Inglewood Road
2. This particular extension would cut over 50% of daylight to the back of number 25 Inglewood Road

Officer Response

1. Whilst there is no direct precedent for a rear extension at 27 Inglewood Road, this does not preclude the Council from granting permission in this

instance, as every case is taken on its own merit. A single storey rear infill extension is one of the common ways to extend a mid-terrace dwelling and is often appropriate subject to depth, height and the materials used. In this instance the extension is considered modest in scale and attractive in design.

2. Whilst it is acknowledged that proposals may cause some loss of daylight to the neighbouring property at 25 Inglewood Road, the resulting level of harm is viewed to be wholly negligible. As it is only single storey, the height of the proposed rear extension would make a minimal contribution to loss of daylight and sunlight. Any impacts on daylight and sunlight would also be lessened by the presence of a void between the two properties – created by the existing side return at 25 Inglewood Road – which would allow sufficient light to penetrate to the rear windows of 25 Inglewood Road. In addition, the considered design of the extension, which was revised to feature a mon-pitched roof that slopes down to its lowest point beside the boundary wall with 25 Inglewood Road, minimises much of the inherent potential for blocking daylight and sunlight. The extension would only be 300mm higher than a 2m high boundary fence, which is the maximum height of a wall that could be built under permitted development.

Recommendation:- Grant Planning Permission