

CONSULTATION SUMMARY

Case reference number(s)

2015/7001/P

Case Officer:

Patrick Marfleet

Application Address:

21a Cannon Place

London

NW3 1EH

Proposal(s)

External alterations including reconfiguration of existing single storey rear extension at lower ground floor level and enlargement of existing roof terrace at upper ground floor level.

Representations

Consultations:	No. notified	10	No. of responses	02	No. of objections	02
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of No. 23a and 19/19a Cannon Place have objected to the application on the following grounds:

- The increased elevation of the terrace will look unsightly above the level of the existing garden wall and will lead to undue loss of privacy to the neighbouring occupiers of 23 Cannon Place.
- The height of the extension is higher on the new drawings with a slightly increased area towards 19 & 19a Cannon Place causing an unacceptable loss of privacy.

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

- *The proposed extension would not be materially higher than the existing structure at the site and would not have an over-dominant impact on the character and setting of the host and neighbouring properties. Its proposed height would only be 3m on the boundary which is an acceptable height along a common boundary.*
- *The proposed terrace area would not exacerbate the current levels of overlooking at the site and would not result in an undue loss of privacy to neighbouring occupiers. Its size and height would not be significantly higher than the current terrace in place.*

Summary:

The proposed rear extension and terrace area is considered to have an acceptable impact on the appearance of the original dwelling and surrounding area and would not cause an undue loss of residential amenity to neighbouring properties.

Recommendation:-

Grant planning permission