

CONSULTATION SUMMARY

Case reference number(s)

2016/2171/P

Case Officer:

Helaina Farthing

Application Address:

25 Holmdale Road
London
NW6 1BJ

Proposal(s)

Construction of single storey side and rear extensions

Representations

Consultations:	No. notified	11	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

Occupier at 27 Holmdale Road, Objection:

- Loss of daylight and sunlight
- Impact on neighbour amenity with regards to overall outlook.

Owner at 27 Holmdale Road Flat 2, Objection:

- Impact on neighbour amenity, in particular the reduction of natural daylight and sunlight for the garden and living room. In particular, concerns with the additional bulk of the extension at 4m in depth and 3.1m in height.
- Construction of the fence (i.e. part brick wall) and increased height to 3m.

*(Officer response(s)
in italics)*

- Roof, drainage and rainwater and the implications of a flat roof.
- Impact on tree, green and garden.

Officer response

- *Since the original proposal, the size and massing of the proposed extension has been reduced from 4m in depth and 3.1m in height to 3m in depth and 3m in height. This is to take into consideration concerns raised with regards to the amenity of the adjoining occupier and the loss of sunlight/outlook.*
- *The concerns with regards to the construction of the fencing are considered to be a civil matter. However, with the height of the wall being 3m this is considered to be acceptable when considering the relevant policy.*
- *There is considered to be no adverse effects with regards to the impact from the flat roof and the implications on drainage and rainwater. It is noted that the building will be required to comply with building regulations in this respect.*
- *The proposed works will not adversely impact on the garden/trees to the adjoining property.*

Recommendation: - Grant planning permission subject to conditions