

CONSULTATION SUMMARY

Case reference number(s)

2016/6563/P

Case Officer:

Nora-Andreea.Constantinescu

Application Address:

5 Back Lane

London

NW3 1HL

Proposal(s)

First floor rear extension and alterations to the rear garden of residential dwelling (Class C3).

Representations

Consultations:	Site notice:	Press notice:	No. of responses	1	No. of objections	1

Summary of representations

(Officer response(s) in italics)

The owner of No's 3 Back Lane has objected to the application on the following grounds:

-no care for the neighbourhood

-loss of light and privacy from the proposed ground floor extension

-the previous extension at the ground floor was built with no planning permission

- the proposed first floor extension is an eyesore
- first floor extension would create loss of light for the windows at the first floor
- out of character
- building works would cause damage to the objectors' property and additional noise and disturbance

Officer response:

- The ground floor extension has been removed from the proposed plans and it is no longer part of this planning application*
- There are no planning records in relation to the existing ground floor extension but it appears to in existence for more than 4 years, which is considered lawful on balance of probability*
- The proposed first floor extension has been amended to have the same width of existing ground floor extension, to minimise impact on the adjoining property at no 3 in terms of loss of light and outlook*
- The first floor windows at no 3 relate to the staircase hallway which is not a habitable room and therefore the impact in terms of loss of light or outlook would not be considered significant in this instance.*
- The second floor windows at no 3 relate to a habitable room but they are located at a higher level than the roof of the proposed 1st floor extension at no 5. It is therefore considered that the impact cause by the proposed 1st floor extension would be less than significant.*
- The revised proposal is not considered to cause significant harm to the appearance of the host dwelling and wider conservation area.*
- In relation to noise and nuisance caused by building works an informative has been attached the decision notice which implies that works should be done between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays.*

Recommendation:-

Grant planning permission