

CONSULTATION SUMMARY

Case reference number(s)

2017/2330/P

Case Officer:

Charlotte Meynell

Application Address:

Lower Ground Floor Flat
45 Nassington Road
London
NW3 2TY

Proposal(s)

Erection of single storey rear extension, replacement of 3 x lower ground floor side windows with 2 x windows and a door.

Representations

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

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>The owner/occupier of Ground Floor Flat, 45 Nassington Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - The proposal is overdevelopment and would detract from rather than enhance the South Hill Park Conservation Area; - The existing neighbouring extensions replaced previous structures and are out of scale with most properties in the neighbourhood; - The extension will present a privacy and security risk for the ground and first floor flats as the addition of the new roof will make these flats more accessible from the garden; - The extension will obstruct the views of the garden from the upper floor flat at No. 45; - Please consider whether the extension will have a potential impact
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on flooding issues.

Summary of comments

- *The Lower Ground Floor Flat at No. 45 Nassington Road benefits from a sizeable rear garden, and the proposal is considered to be subordinate to the host building and an appropriate size and scale for its positioning to the rear of the property at lower ground floor level. The proposal is considered to respect and preserve the character of the South Hill Park Conservation Area*
- *There are a significant number of single storey rear extensions along Nassington Road, many of which exceed 5m in depth. The depth of the adjacent neighbouring extensions at Nos. 43 and 49 is therefore considered to be in keeping with the general pattern of development in the surrounding area, and the proposed extension at No. 45 with a depth of 4.2m is considered acceptable.*
- *The proposal would not give rise to any loss of privacy to the upper floor flats at No. 45. The existing side passageway gate would be retained and it is not anticipated that the proposal would have a significant adverse impact on the security of the upper floor flats.*
- *Loss of views from the upper floor flats at No. 45 Nassington Road is not a material planning consideration and cannot be considered as part of the assessment of this application.*
- *No underground development is proposed and given that the majority of the garden will remain as green space, it is not considered that the proposal would have a significant impact on surface water flooding.*

Recommendation:-

Grant planning permission