

# CONSULTATION SUMMARY

## Case reference number

2017/2051/P

## Case Officer:

Anna Roe

## Application Address:

Flat 1, 1 Fordwych Road  
London  
NW2 3TN

Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat.

## Representations

Consultations:	No. notified	No. of responses	02	No. of objections	02
				No of comments	00
				No of support	00
<p><b>Summary of representations</b></p> <p><i>(Officer response in italics)</i></p>	<p>The owner/occupier of 51b Maygrove Road objected to the application on the following grounds:</p> <p style="padding-left: 40px;">1. <i>I object to the height and size of the extension. It is higher than my garden wall. It will spoil my view and I will overlook it &amp; be able to see into it. It is too high. I want it to be no higher than the wall, it blocks the light. I do not want to have to look at a plastic roof. Can't you install a green roof. I have lived here for 35 years and have had a wonderful view of the back gardens of Fordwych Road and this extension will destroy it. It is an eyesore. Some of the fence panels are five feet higher than the wall.</i></p> <p><i>Officers response:</i></p> <p>The outbuilding would be positioned at the far end of the properties rear garden. It is unfortunate that the applicant has not submitted a proposed block plan as this would demonstrate that the outbuilding is not deep enough to be appreciated from the rear garden of no. 51 Maygrove Road, though it would be visible from no. 53. That said, the outbuilding is not considered unduly high, at 2.8 metres and would be set back from the rear and side boundaries by 1 metre. As such, I don't consider that the proposal would have an adverse impact on neighbouring occupiers in terms of loss of light or outlook.</p> <p>The owner/occupier of 51a Maygrove Road objected to the application on the following grounds:</p>				

- 1. I would like to lodge an objection to this proposal. I am concerned about the height and bulk of this extension. It will be 0.6m higher than the new and taller fence which is already blocking light and views from my garden. I do not wish to look out at a large rectangular cube that ruins my view of the trees and shrubs of the surrounding gardens. Please can you act to reduce the height of this building to match that of the fence or decline planning permission all together. This extension is too large and is not suitable for such a small area.*
- 2. Additionally I would also like to raise concerns on the height of some of the fence panels, the panels are over five feet high and have been attached to the top of the garden wall this is unsightly, blocks views and light and breaches planning regulations.*

*Officers response:*

1. The outbuilding is not deep enough to be appreciated from the rear garden of no. 51 Maygrove Road and therefore would not have an adverse effect in terms of loss of light or outlook.
2. I have passed your concerns relating to the height of the existing fence panels to the Council's Enforcement Team however, this does not form part of the application.

**Recommendation:-**

**Grant planning permission**