

CONSULTATION SUMMARY

Case reference number(s)

2017/4730/P

Case Officer:

John Diver

Application Address:

3 Inverforth Close
London
NW3 7EX

Proposal(s)

Variation of condition 3 (approved plans) of planning permission 2016/6953/P dated 03 March 2017 for 'replacement roof, new dormer windows and roof terrace'. Variation includes a 0.85m increase to the width of approved roof to allow for additional habitable space at first floor level.

Representations

Consultation summary:	A site notice was erected on the 08/09/2017 (consultation expiry 29/09/17) The development was advertised in the local press on the 14/09/17 (consultation expiry 05/10/17)
------------------------------	--

Consultations:	No. of responses	2	No. of objections	2
-----------------------	------------------	---	-------------------	---

Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No's 1 & 2 Inverforth Close have objected to the application on the following grounds:</p> <ul style="list-style-type: none">(1) Development over scaled and not in keeping with existing dwelling(2) Over development of plot(3) Loss of natural light to adjacent properties(4) Concern that first floor glazed side door would overlook approved side dormer window to no.2(5) Overbearing effect of side dormer window(6) Noise disturbance(7) Request for any permission to secure screening to raised terrace(8) Request for submitted comments to be fully considered <p><u>Officers response:</u> (1-2) The proposed variation to increase the roof width is considered to maintain the overall proportions, composition and character of the host</p>
--	--

dwelling, whilst visually realigning it closer to the other dwellings in the Close. The proposed variation is not considered to result in a harmful impact in terms of character, design or the appearance of the surrounding conservation area.

(3) Submitted updated daylight/sunlight report demonstrates that the variation would not result in a detrimental loss of daylight or sunlight to the adjoining neighbour at no.2. Due to its relative positioning, orientation of the property (i.e. to the North East of the closest facing window to no.4) as well as the roof form proposed, the variation would also not lead to a detrimental loss of light to any other adjoining property.

(4-5) As evidenced by the supporting documents illustrating the proposed development and its relationship to the approved works next door, both the proposed terrace as well as the first floor glazed opening would be at a lower level than the approved side dormer window. The only views afforded towards this window would be angled upwards, meaning that this adjacent room would not be overlooked if both schemes were to be implemented

(6) Due to its size and use as a single family dwelling, the development would not be considered to result in any significant impact in terms of noise or disturbance

(7) As with the previous permission, the recommendations to approve would be subject to the securing of screening details to the raised terrace

(8) All comments received by the Council were taken into consideration when forming this decision.

Recommendation:-

Grant planning permission