|  |
| --- |
| **CONSULTATION SUMMARY**  |
|  |
| Case reference number(s)  |
| 2017/5537/P |
| Case Officer:  | Application Address:  |
| Nastassja Lazarus | 70 Solent RoadLONDONNW6 1TX |
| Proposal(s) |
| Erection of a single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition. |
| Representations  |
| Consultations:  | No. notified | 0 | No. of responses | 1 | No. of objections | 1 |
| Summary of representations *Officer response is in italics.* | One representation has been received from a neighbour.Summary of comments:* Concerns regarding the requirement for foundations to be dug for the section of the wall that adjoins the party wall.

*The proposal involves increasing the height of the boundary wall. This may require a Party Wall Agreement. Party walls agreements and works including digging foundations are not considered to be material planning considerations. These matters will not be considered as part of the planning process. Further, Party Wall agreements are a civil matter.** The propos side extension has been reduced in depth and height. Concern regarding partial visual obstruction from the kitchen of No. 68 due to the proposed increase in height on the boundary*.*

*The proposal has been revised. The depth of the side extension has been reduced from 6.7m to 4.7m, and the height of the side extension has been reduced from 3.0m to 2.3m. Therefore providing improved outlook for No. 68 compared to the initially proposed scheme.**Further, taking into account the existing unsympathetic canopy structure at No. 68, (which would have diminished outlook for occupiers of No. 68), it is considered that the cumulative impacts of the proposed side and rear extension would not result in significant residential amenity impacts for occupiers at No. 68.* *Therefore, there are no outstanding objections to be addressed regarding this planning application.* |
| Recommendation:- Grant planning permission  |