

CONSULTATION SUMMARY

Case reference number(s)

2018/0398/P

Case Officer:

Lisa McCann

Application Address:

52 Achilles Road

London

NW6 1EA

Proposal(s)

Proposed erection of single storey rear and side infill extension to dwellinghouse (Use Class C3)

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

No. 50 Achilles Road has made the following comments:

Summary of concerns:

- Impact on character of the area
- Impact on residential amenity in terms of loss of light, outlook, privacy and creating a sense of enclosure.

Officer Response

The proposed extension is considered to be a modest scale which would appear as a proportionate addition and would retain sufficient garden space to the rear of the property.

The revised plans with a reduced eaves height to 2.5m along the shared boundary with no. 50 is considered to overcome any concerns regarding impact on the residential amenity of no. 50.

No. 54 Achilles Road has made the following comments:

Summary of concerns:

- Impact on character of the area
- Impact on residential amenity in terms of loss of light, outlook, privacy and creating a sense of enclosure.
- Insufficient details submitted regarding impact on the party wall

Officer Response

The proposed extension is considered to be a modest scale which would appear as a proportionate addition to the main dwelling and would retain sufficient garden space to the rear of the property.

The impact of the proposed extension would be significantly mitigated by the existing extension currently in situ at no. 54. The plans submitted indicate that it would only project 0.5m beyond the neighbouring extension. This is considered to be a modest scale along the shared boundary which would not give rise to any amenity concerns for no 54.

Issues regarding the party wall is a civil matter which falls outside the remit of planning control.

**Recommendation:-
Grant planning permission**