

# CONSULTATION SUMMARY

## Case reference number(s)

2017/3466/P

## Case Officer:

Kristina Smith

## Application Address:

5 Parkhill Road

LONDON

NW3 2YH

## Proposal(s)

Reconfiguration and enlargement of existing side extension including alterations to front fenestration

## Representations

<b>Consultations:</b>	No. of responses	2	No. of objections	1
			No of comments	1
			No of support	0

## Summary of representations

*(Officer response(s) in italics)*

The owner/occupier of No. 5a Parkhill Road has objected to the application on the following grounds:

- loss of light to our kitchen and dining room as a result of this extension. No demonstration that the wall to be built 0.75-1m away from our window will not lead to loss of light.
- The window will be completely blocked out by the new wall.
- The location of the new wall will also restrict our access further to our front door as there will be a pinch point between our window security

bars (0.75m).

*Officer response: the enlargement of the existing side extension will lead to some loss of light and reduction in outlook for the neighbour's lower ground floor kitchen window; however, when considered relative to the existing quality of amenity within the unit as a whole, the impact is considered to be acceptable. The existing outlook across the driveway is low quality and the room receives little light due to its proximity with the existing side extension. The window serves a small kitchen that is not one of the main habitable rooms of the property. The main habitable rooms will continue to enjoy good levels of daylight and outlook. The design of the extension is recessed partly to allow for an area of planting to improve the outlook.*

Belsize CAAC made the following comment:

- Proposed levelling of the front elevation roof of the side extension with that of No. 7 is satisfactory, though the proposed pitched roof to the rear is less so.

*Officer response: the pitched roof would be sufficiently set back from the principal elevation of the side extension for it to not be visible from the street. The structure is not considered to have a harmful impact on the limited private views. It would preserve the character and appearance of the Conservation Area.*

**Recommendation:-**

**Grant planning permission**