

CONSULTATION SUMMARY

Case reference number(s)

2017/0891/P

Case Officer:

Hugh Miller

Application Address:

**133 Brecknock Road
LONDON
N19 5AE**

Proposal(s)

Erection of a single-storey two-bedroom bungalow including excavation plus hard and soft landscaping on land at rear of numbers 133-137 Brecknock Road with entrance off Ospringe Road.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p><i>Site Notices [Montpelier Grove & Ospringe Road] displayed 1606/2017, expires 07/07/2017.</i></p> <p><u><i>2b Ospringe Road: Objection</i></u></p> <p>A follow-up email dated 26/06/2017 made largely similar comments set out below.</p> <ul style="list-style-type: none"> a) Concern about insufficient time to make written representations; b) Concern about loss of garden space. c) Concern about increase in on-street parking; d) Concern about noise and disruption; 					

e) Concern about loss of trees;

Officers Comments:-

- a) *The Council's decision was made post receipt of the written representation;*
- b) *The retained rear gardens to 133 -137 are 77sqm, 68sqm and 78sqm, which are considered CPG compliant.*
- c) *The proposal is 'carfree' and would not be privy to any parking permit from the local authority.*
- d) *The proposed development would result in some level of noise disruption; however, it is not considered that this would impact detrimentally on the neighbouring residential occupiers. An informative setting out the hours of works forms part of the decision notice. During the course of development works neighbours can report any concerns to the Council.*
- e) *There are no trees on the application site; and the development would not result in any removal of trees. Conditions are attached to minimise harm to neighbouring trees at The Poplars.*

Recommendation:- Grant planning permission subject to S106 agreement