

# CONSULTATION SUMMARY

## Case reference number(s)

2019/0154/P

## Case Officer:

Thomas Sild

## Application Address:

14 Makepeace Avenue  
London  
N6 6EJ

## Proposal(s)

Erection of replacement single storey side extension and rear extensions to lower ground and raised ground floor levels. Formation of rear facing roof terrace at raised ground floor level. Replacement of existing first floor side facing window frame all in association with the existing single family dwelling.

## Representations

<b>Consultations:</b>	Site notice:	<b>2</b>	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<u>12 Makepeace Avenue (Objection)</u> <ul style="list-style-type: none"> <li>Extension would overlook rear garden and impact privacy</li> </ul> <p><i>The lower ground level extension would be at a low level and below the existing boundary fence. Given the existence of multiple windows at ground and first floor levels, there would be no material change to overlooking caused by the extensions at ground floor level.</i></p>
	<u>16 Makepeace Avenue (Objection)</u> <ul style="list-style-type: none"> <li>The rear extension would significantly affect light in living room and to</li> </ul>

patio

- Proposal would alter appearance of the house and look odd next door
- Concerns over the impact on character of conservation area

*The proposed extension depth of 1.1m with a separation of 0.9m, would be 1.5m higher than the existing timber boundary screen. The rear elevation of the houses, and no. 16's roof terrace is broadly south facing and the adjacent living room benefits from large, glazed patio doors. The extension would not project within 45 degrees of the centre of the patio doors, and it is considered that the raised, south facing character of the roof terrace would still allow for a very good level of light and outlook.*

*Nos 14 and 16 form a semi-detached pair, however they do not share perfect symmetry in their form and appearance, given the range of previous extensions at various levels across the houses. As such the extensions at 14 would not result in significant detriment to appearance.*

Holly Lodge CAAC (Comment)

- A condition restricting prohibiting use of the new ground floor rear extension roof as a terrace should be attached.

*Comments taken into account when reaching the decision and a condition added to address this comment*

**Recommendation:-**

**Grant planning permission**