

CONSULTATION SUMMARY

Case reference number(s)

2019/1226/P

Case Officer:

Josh Lawlor

Application Address:

31 Minster Road

London

NW2 3SH

Proposal(s)

Erection of detached car garage building, alteration to boundary treatment, demolition of existing car garage.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

One comment was received from a neighbouring occupier:

- Object to the pitched roof that would rise over the existing boundary and impact outlook from the garden and rear windows of our property.
- *Officer response- The use of a pitched roof is more appropriate than a flat roof for this application. A pitched roof responds to the roofs in the surrounding area and improves the appearance when viewed from the street. In regards to the amenity impact, the existing boundary treatment with no.33 is comprised of a 3-3.3m fence with dense vegetation cover. The height of the proposed boundary wall with no.33 would broadly match the height of this existing fence and the height of the existing garage roof. The proposed garage roof pitch*

would rise above this boundary by 1.2. This increase in height over the boundary would not result in harmful levels of overshadowing or sense of enclosure to the rear garden of no. 33. Given the set back of 0.4m from the garage wall and the garden fence of no.33, there is unlikely to be any discernible impact from the neighbouring garden. The garage would also not impact outlook to the rear windows of no. 33. The layout of the application site and relation to the windows and garden of 42 Westbere road means that the proposal would not cause a residential amenity impact in terms of overlooking, loss of light or added sense of enclosure to this property.

Recommendation:-

Grant planning permission