

CONSULTATION SUMMARY

Case reference number(s)

2019/4656/P

Case Officer:

Ben Farrant

Application Address:

96 Canfield Gardens

London

NW6 3EE

Proposal(s)

Erection of rear dormer roof extension; installation of 1 x front facing roof light (Use Class C3).

Representations

Consultations:	No. of responses	1	No. of objections	1
			No of comments	0
			No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	An objection was received on behalf of the owners/occupiers of the flats at 98 and 100 Canfield Gardens on the following grounds: <ol style="list-style-type: none">1. Negative impact on privacy, amenity and outlook of the adjacent properties and of the property itself2. The proposed dormer will allow a view from less than 5m in to 96 and 98 Canfield Gardens3. The application site itself would receive overlooking from existing properties			

4. Dormer will interrupt an unbroken run of roofs
5. Windows are not aligned with the windows of the floors below and are disproportionate

Officers Response:

- *Given the siting, scale and design of the proposed alterations, the proposal is considered not to result in undue harm to neighbouring amenities. Whilst an additional level of overlooking may be achievable to the sides/rear of the site, given the existing arrangement and that any views towards no.98 Canfield Gardens would be at an oblique angle, this would not constitute undue harm and refusal is not warranted on this basis.*
- *This is part of a short run of roofs which currently have roof lights, and are in a different style to the surrounding area, the alteration would not constitute undue harm to this run of roof slopes.*
- *The fenestration arrangement would not constitute undue harm to the design of the addition to this modern property and refusal would not be warranted on this basis.*

Recommendation:-

Grant planning permission