

# CONSULTATION SUMMARY

## Case reference number(s)

2020/3276/P

## Case Officer:

Nathaniel Young

## Application Address:

63A Torriano Avenue, NW5 2SG

## Proposal(s)

Erection of a single storey rear and side infill extension.

## Representations

<b>Consultations:</b>	No. notified	N/A	No. of responses	1	No. of objections	1
<b>Summary of representations</b>  <b>(Officer response(s) in italics)</b>	<p>One comment was received from the occupier of No. 32 Torriano Cottages raising the following concerns:</p> <ul style="list-style-type: none"><li>• Proposal would result in increased noise and disturbance.</li><li>• Proposal would disproportionately reduce gardens space with regard to the character and scale of the existing property and set a negative precedent.</li></ul> <p><b>Officer response</b></p> <ul style="list-style-type: none"><li>• <i>The proposal is not considered to result in an undue increase in noise and disturbance. The rear elevation of the subject property would be extended by 1.3m towards the rear boundary, maintaining a 9m separation from the rear elevation of no.32 Torriano Cottages to the rear. There would no increase in the number of occupants nor the installation of any external plant equipment. Occupiers can currently use the most rearward section of the garden as an outdoor amenity space and this would remain to be the case.</i></li><li>• <i>The subject property would retain sufficient garden space (38.6 sqm retained from 51.3 sqm existing). The rear garden space would continue to be larger than the gardens of neighbouring properties within the same terrace grouping, nos. 59, 65 and 67. The proposal could not</i></li></ul>					

	<p><i>be replicated at these properties, given the change in siting of the rear boundary fences and the presence of garages, the gardens of these properties are substantially smaller than the subject's.</i></p>
--	--

**Recommendation:- Grant planning permission**