

2020/1087/P

Case Officer:

Jaspreet Chana

Application Address:

67 Grafton Road, London, W1T 6JB

Proposal(s)

Erection of single storey rear extension to first floor to create a store room and extension of the existing parapet wall to create 1.1m guarding rails and associated works

Representations

Consultations:	No. notified	0	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>	<p>A site notice was displayed on 06/05/2020 and expired on 30/05/2020 and was advertised within the paper on 07/05/20 expiring on 31/05/20.</p> <p>1 objection was received from neighbouring resident:</p> <ul style="list-style-type: none"> • Adversely affect daylight and sunlight to the dwellings at ground and first floor level of 69 Grafton Way and 65 Grafton Way • Increase the sense of enclosure to rooms and courtyard patios of adjoining properties including my own and have an overbearing and oppressive effect. • The development will breach the 45 degree test in the BRE report 2019, in terms of its relationship to the rear facing windows of 69 Grafton Way and 65 Grafton Way. It will affect light to the windows in the back addition of No.69, which directly face the proposed extension. A daylight sunlight report should therefore be submitted with the application, in line with Camden's planning guidance on Amenity. Without such report, the application does not satisfy Camden's guidance and permission should be refused. • To illustrate my concerns about the adverse effects on amenity I have marked up the applicants drawings to show the relationship more clearly and included them in a letter to the case officer. 					

	<p><i>Officer's response:</i> The rear terrace of Nos. 65-71 Grafton Way has had many alterations and has a built up context. Nos.65 and 69 both have two/three storey outriggers which attached onto the rear wall of No.3 Bromley Place. The proposed extension has a modest 2.30sqm floorspace and will only infill a narrow 0.7m gap between the outrigger and rear wall; it will not project any wider or higher than the existing outrigger. Nos.65 and 69 are already overshadowed by their own outriggers and the rear wall of No.3 Bromley Place which is in very close proximity. It is not considered the addition of a modest 0.7m deep extension would cause any additional impact on the daylight and sunlight of neighbouring properties Nos.65 and 69 Grafton Way.</p>
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Recommendation: Grant planning permission