

CONSULTATION SUMMARY

Case reference number(s)

2020/4208/P

Case Officer:

Charlotte Meynell

Application Address:

15 Mackeson Road
London
NW3 2LU

Proposal(s)

Erection of a single storey rear and side extension.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	2
					No of support	0

Summary of representations

(Officer response(s) in italics)

One comment was received from the Mansfield Conservation Area Advisory Committee for the application. This is summarised as follows:

- This proposal is similar to many approved examples. We would only comment that the existing rear GF window/door from the internal room will either need to be closed up at high level of left as a triangular glazed panel over the proposed new sloping roof section.

Summary of comments

- *The existing rear ground floor door would be removed and blocked up and a condition would be attached to ensure that all new external work is carried out in materials that closely resemble the existing building in colour and texture, unless otherwise specified on the approved plans.*

One comment from the neighbouring occupiers at No. 17 Mackeson Road has been received for the application. This is summarised as follows:

- Our main concerns are a loss of sunlight into our garden and loss of privacy. The rear extension is marked as extending 2000mm beyond

the current back kitchen wall, this will take it beyond the outhouse shed wall that we share with 15 Mackeson, which extends to 1500mm. There is no indication of the height of the rear extension on the plans but it seems to us that this is going to come beyond the current outhouse shed and be much higher than the current garden wall we share. This worries us as it will block the sunlight coming into our garden and we also believe the rear extension will be extremely visible from our garden, with a potential loss of our privacy.

- We have concerns about the amount of noise and cooking smells that may come from the rooflight in the rear extension if it is open. This would potentially be smelt/heard in the bedrooms at the back of our house.

Summary of comments

- *The proposal would extend 0.5m beyond the rear elevation of the existing rear lean-to at No. 17 and would have a height of 3.5m on this boundary. Although this would result in some overshadowing of the rear garden of No. 17, it is not considered that this would be significant given the limited depth of the extension beyond the existing lean-to and the reasonable size of the rear garden of No. 17. The proposal would not result in a significant loss of sunlight or daylight to the habitable ground floor rooms of No. 17 due to the location of the kitchen doors set away from the boundary with No. 15.*
- *No windows are proposed to the flank elevations of the extension and a condition would be attached to prevent the use of the flat roof of the rear extension as a roof terrace. As such, the proposals would not impact on the privacy of No. 17.*
- *It is not considered that the proposed rooflights would result in excessive noise or cooking smells to the surrounding properties.*

Recommendation:- Grant conditional planning permission