

# CONSULTATION SUMMARY

## Case reference number(s)

2020/5373/P

## Case Officer:

Nathaniel Young

## Application Address:

Flat 1  
42 Fortune Green Road  
London  
NW6 1UJ

## Proposal(s)

Erection of a single storey rear extension

## Representations

Consultations:	No. notified	N/A	No. of responses	2	No. of objections	2
<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>Two objection comments were received from the occupier of Flat 2 42 Fortune Green Road (above subject property) and an unknown address raising the following concerns:</p> <ul style="list-style-type: none"> <li>• Inappropriate design</li> <li>• Loss of garden space</li> <li>• Construction noise would be disruptive</li> <li>• 3 x rooflights would result in undue light pollution</li> <li>• Extension would block view of ground floor flat's garden</li> </ul> <p><b>Officer response</b></p> <ul style="list-style-type: none"> <li>• <i>The proposed extension has been reduced in scale to be subordinate to the host property. Materials would be in keeping with the established character of the local area. Therefore, the character and appearance of subject property and conservation would remain preserved.</i></li> <li>• <i>Revised extension would be of an appropriate scale and would not result in a significant loss of rear garden space, the majority of the rear garden would remain undeveloped. No loss of soft landscaped garden</i></li> </ul>					

*is proposed as the extension would occupy what is currently a hard paved area.*

- Noise and disturbance caused as a result of the construction process is not a material planning consideration. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Any building works that can be heard at the boundary of the site must be carried out only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. If this is breached, residents are advised report this to the Council's noise team for investigation.*
- The number of rooflights has been reduced from 3 to 1. Height of extension has also been reduced. A single 1000mm x 1000mm rooflight sat comfortably below the cill of the first floor window above is not considered to cause sufficient light pollution as to warrant refusal.*
- Private views of the subject property's garden are not protected. In any case the proposed 3.1m high and 3m deep, ground floor, rear extension would not obstruct outlook from the first floor windows of the flat above.*

**Recommendation:- Grant permission subject to conditions**