

CONSULTATION SUMMARY

Case reference number(s)

2021/0297/P

Case Officer:

Raymond Yeung

Application Address:

60 Patshull Road

London

NW5 2LD

Proposal(s)

Erection of a single-storey side extension and rear extension, installation of rooflight and associated alterations on existing first floor rear elevation.

Representations

Consultations:	No. notified		No. of responses	1	No. of objections	0
					No of comments	0
					No of support	1

Summary of representations

(Officer response(s) in italics)

Site notice= 24/2/2021 – expiry 20/3/2021

Press notice= 25/2/2021 – expiry 21/3/2021

The owner/occupier of No 58 Patshull Road have expressed support but made other comments to the application on the following grounds:

- Broadly support the application for a ground floor extension
- Drawing A-01 does not show the side window in the rear room of 58 Patshull Road. The plans appear to mirror those of 60 Patshull Road where a side window has been bricked up. 58 Patshull Road has a small original window which was retained when the rear of the property was redeveloped.

Officer's response-

It is not clear whether the comments implies there may be amenity issues or not and whether they are talking about ground or first floor level; however it is considered that the neighbour would not be impacted in amenity terms such as loss of light and overlooking.

- Drawings A-06 and A-07 both show a proposed increase to the pitch and height of the side alley roof which doesn't follow the pattern of other properties. A larger shed roof would be visible from the road above the existing timber panelling around the side entrance door. A larger roof would also cut out more light from downstairs windows of 58 Patshull Road than a roof following the existing line.

Officer's response-

The proposal would be set back and the increase in height is minimal; it is not considered that it would be widely seen from public viewpoints, but any obscure views of it would be negligible. Furthermore, amended plans were submitted reducing the depth of this side shed.

- We also note that the plans don't show how drainage for the shed will work, and request that whatever is approved and built that we can agree a better arrangement than the existing gutters which are not ideal for either property.
- A larger shed would require the party wall to be built up which would cut out light to downstairs windows.

Officer's response-

The comments are noted but are not material considerations when assessing a planning application.

Recommendation:-

Grant planning permission