

CONSULTATION SUMMARY

Case reference number(s)

2021/0899/P

Case Officer:

Adam Greenhalgh

Application Address:

206 Grafton Road

London

NW5 4AX

Proposal(s)

Part-demolition of rear ground floor outrigger and erection of single storey side/rear 'infill' extension. First floor rear extension on part of existing flat roofed terrace. Replacement of existing single glazed windows with double glazed timber windows. Installation of rooflights (4) in existing roof.

Representations

| | | | | | | |
|-----------------------|--------------|-----|------------------|---|-------------------|---|
| Consultations: | No. notified | N/A | No. of responses | 2 | No. of objections | 2 |
| | | | | | No of comments | 0 |
| | | | | | No of support | 0 |

Summary of representations

The occupier of 204 Grafton Road has objected on grounds of:

- Inaccurate drawings lacking in measurements
- Loss of daylight
- Height and extent of side/infill extension not in keeping
- Sense of enclosure upon adjoining single storey infill extension

Planning Officer comments:

Inaccurate drawings lacking in measurements

Officer response

The application drawings show the development accurately and the relationship with no. 204 Grafton Road can be clearly assessed. Furthermore, the photographs in the Planning Statement show the site and the relevant parts of the adjoining properties clearly and as such, the proposals can be accurately assessed

Loss of daylight

The proposed extensions would not project significantly above or beyond any windows or rooflights at 204 Grafton Road. The proposed single storey side/infill extension would be less than 500mm above the rooflights in the side extension at no. 204 and as it would be to the side of the extension (at a distance of 500mm from the rooflights) it would not result in undue overshadowing. The proposed first floor rear extension would be over 2.5m from no.204 and as this would be only 1.85m in depth it would not project markedly beyond the first floor windows or rooflights of the side extension as to result in a significant loss of daylight at this property.

Height and extent of side/infill extension not in keeping

The proposed extensions would be higher than other rear extensions in the terrace but the height is not considered to be excessive and the size and siting would not result in an overbearing appearance of development

Sense of enclosure upon adjoining single storey infill extension

As noted above, the proposals would not project significantly above and beyond any windows at 204 Grafton Road and the proposals, due to their size and siting would not be overbearing upon or result in an undue sense of enclosure within 204 Grafton Road

The occupier of 208 Grafton Road has raised concerns regarding:

- Loss of daylight to adjoining first floor (hall) window and ground floor kitchen

Planning Officer comments:

Loss of daylight to adjoining first floor (hall) window and ground floor kitchen

The proposed first floor plan indicates that the proposed first floor rear extension would not project beyond a 45 degree line drawn from the centre of the adjacent first floor window at 208 Grafton Road and as such, it should not result in a significant loss of daylight within the room. The proposed first floor extension would only extend 1.85m in depth and as such it would not result in a significant loss of light from the ground floor extension at no.208 which extends approximately 5.5m to the rear

Recommendation:-

Grant planning permission

