

CONSULTATION SUMMARY

Case reference number(s)

2021/0609/P

Case Officer:

Sofie Fieldsend

Application Address:

91 Messina Avenue

London

NW6 4LG

Proposal(s)

Erection of rear/side ground floor extensions

Representations

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

Summary of representations

(Officer response(s) in italics)

2 objections from 87 and 93 Messina Avenue, were received during the consultation period. Their objections can be summarised as follows:

1. Garden is already very small, this should be retained
2. Concerns about loss of light to No.87
3. Concerns property will be used as holiday lets or an HMO as with No.89
4. The site cannot cope with additional plumbing and will result in their cellars being flooded with sewage.

Officer response:

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| | <ol style="list-style-type: none">1. The existing rear garden measures 66.5sqm and the development would retain 40sqm of amenity space which is considered sufficient.2. No.87 does not adjoin the site and is significantly set away from the single storey extensions. The development is not considered to impact on their light.3. The agent has confirmed via email that the house is currently a single family dwelling house. However, an informative has been attached to remind the applicant that 'Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved'.4. Although in a local flood risk zone, given the scale of the extensions it not considered to have a material impact and sufficient garden space will remain. |
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Recommendation:-

Grant planning permission