

CONSULTATION SUMMARY

Case reference number(s)

2021/1894/P

Case Officer:

Angela Ryan

Application Address:

11A & 11B Estelle Road

London

NW3 2JX

Proposal(s)

Erection of a single-storey side infill extension and a single storey rear extension with roof terrace above and associated installation of a balustrade and door at rear 1st floor level

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0
Summary of representations (Officer response(s) in italics)	<p>The owner/occupier of No 9 Estelle Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none">- Loss of privacy due to increased overlooking onto facing rooms at no. 9 Estelle Road, including rooms used as bedrooms. The proposal would be acceptable if the roof terrace was reduced at its south-easterly end, by 0.5 metres, such that a person standing at the south-most corner could not view the bedroom window at the end to the side return at number 9. <p>Officer's response: The roof terrace is proposed to protrude 1.5m from the rear wall of the host building and is positioned approximately 2.3m away from the rear boundary at no 9 Estelle Road. The rear wall of the host building will partially obscure views into the neighbouring property's rear elevation, and therefore views into the adjoining building will be limited and be afforded at oblique angles. Therefore, there will be no direct overlooking into the rear windows at no. 9 Estelle</p>					

	<p>Road</p> <p>In light of the above, it is considered that there would be no significant detrimental impact on existing residential amenity at no. 9 Estelle Road in terms of an increased amount of overlooking.</p>
--	--

Recommendation: -

Grant planning permission