

CONSULTATION SUMMARY

Case reference number(s)

2020/5991/P

Case Officer:

Leela Muthoora

Application Address:

Flat A, 12 Sherriff Road
London
NW6 2AU

Proposal(s)

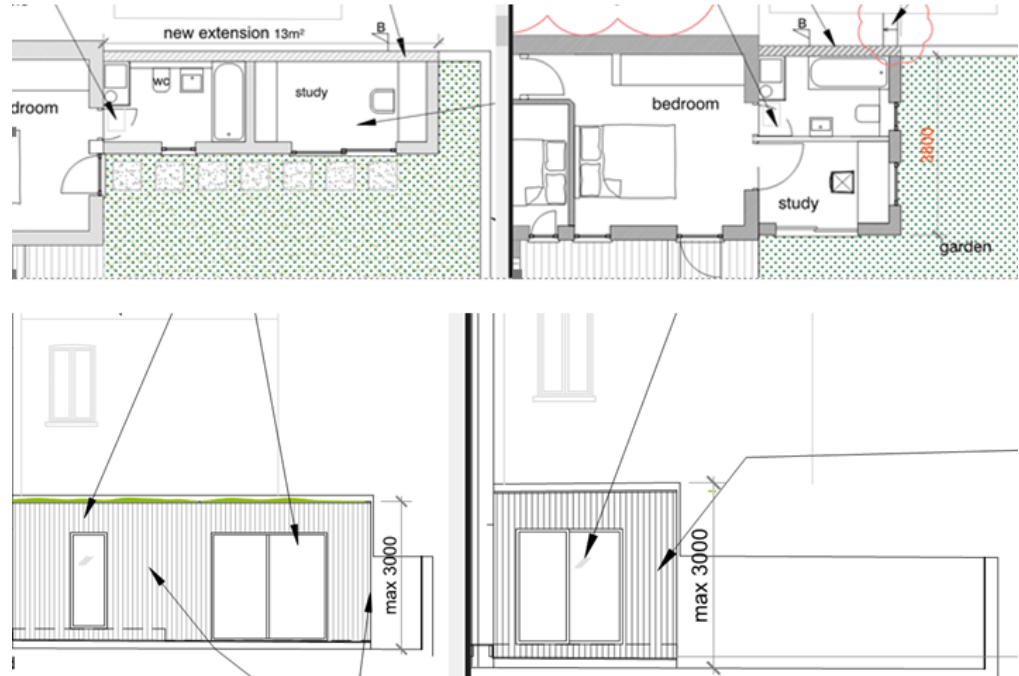
Erection of a single storey rear extension, infill extension and formation of new doors to rear of ground floor flat (Class C3).

Representations

Consultations:	No. of responses	1	No. of objections	1
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of <u>The Cottage, Hilltop Road</u> has objected to the application on the following grounds:</p> <p>I am concerned about the effect of the single-storey rear extension adjacent to my property. The proposal includes a considerable raising of the height of the boundary wall for most of the length of the boundary with my property. The effect will be</p> <p>a) to reduce the amenity of the driveway/patio area at the southern end of my property, which currently enjoys evening sunlight and a view along the gardens of Sherriff Road to the west and</p> <p>b) to make the existing narrow passageway along the western edge of my property feel far more enclosed and tunnel-like than it is at present, with high walls on both sides. The raising of this wall may also reduce the light to the ground-floor windows that overlook the rear courtyard bounded by 12 Sherriff Road, 10 Sherriff Road and The Cottage, Hilltop Road.</p> <p><u>Summary of comments</u></p>			

The applicant has amended the proposal to reduce the depth of the rear extension from 7m to 3m. As a result, the dimensions of the proposed rear extension are 3.8m width, 3m height and 3m depth.

Original proposal and revised

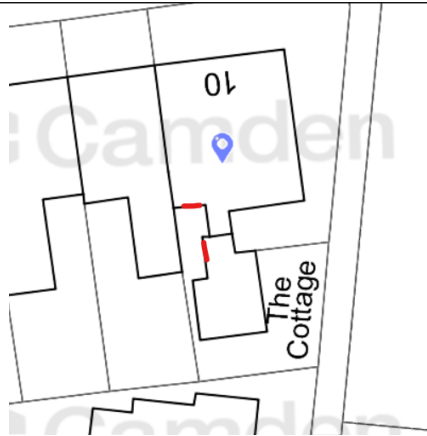


The dimensions of the existing shed are 1.5m width, 2m height, and 3.5m depth, therefore, the height of the boundary wall will be raised by 1m closest to the rear building line of the host building for a depth of 3m.

The existing boundary wall height is 1.5m and the remaining boundary wall beyond the extension would be 1.8m which is an increase of 0.3m. The area closest to the boundary wall has been described as a driveway/patio. The increase of 30cm in height to the boundary wall is not considered to detrimentally effect this area.

Loss of a view is not a material planning consideration.

The ground floor windows to number 10 and The Cottage, shown in red on the site extract, and the photos below show that they face the blank façade wall of the existing outrigger to number 12 Sherriff Road.



While the extension deepens the rear building line by 3m, it is lower than the existing 2-storey outrigger and is considered to result in no greater harm, in terms of sense of enclosure or loss of daylight to the ground-floor windows than the existing arrangement.

Following amendments shown on the revised drawings submitted, the proposals are not considered to cause harm to the neighbouring amenity and would comply with Local Plan Policy A1, Managing the impact of development.

Recommendation:- Grant conditional planning permission