

CONSULTATION SUMMARY

Case reference number(s)

2021/2323/P

Case Officer:

John Sheehy

Application Address:

Flat 1
12 Ebbsfleet Road
London
NW2 3NA

Proposal

Representations

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

Summary of representations

(Officer response(s) in italics)

Site notice displayed 4-08-2021, expired 28-08-2021

Objection by resident of 20 Ebbsfleet Road:

Date 01/08/2021

"The overall plans constitute overdevelopment of this site. One of the proposed flats has a tiny kitchen/diner/living/utility space. These houses are only suitable for division into two flats or for retaining as good family houses. Over-occupation causes problems with parking, noise and rubbish management, destroying the environment for all.

There seems to be an additional concurrent loft conversion application linked to this application which would further compound the over-occupation issue.

This development is entirely inappropriate for the location, and is likely to cause problems of the type experienced with No 17/19 Ebbsfleet Road culminating with police activity to eventually clear and close the house, now peacefully occupied courtesy of a guardian company."

Officer response

No additional residential units are proposed. The application would retain the 4 existing units at the site, which is the authorised mix. The number of persons who reside at a unit is outside the scope of planning control. Likewise anti-social behaviour and police-related matters are outside the scope of planning control.

Revisions were negotiated with the planning agent during the application period and the proposed rear extension has been reduced in length by 3m, which would make the extension more subordinate.

The principle of development is acceptable in design, townscape and amenity terms and is in accordance with the recent history of decisions at the site.

Recommendation:-

Grant conditional planning permission