

# CONSULTATION SUMMARY

## Case reference number(s)

2021/2744/P

## Case Officer:

Patrick Marfleet

## Application Address:

30 Lisburne Road

London

NW3 2NR

## Proposal(s)

External alterations including erection of single-storey rear extension and replacement of all windows and existing rooflights with matching double glazed fittings.

## Representations

<b>Consultations:</b>	No. of responses	0	No. of objections	02
			No of comments	0
			No of support	0
<b>Summary of representations</b>	<p>The owner/occupiers of 28 and 32 Lisburne Road have objected to the application on the following grounds:</p> <ol style="list-style-type: none"><li>1. The proposed 3m high extension would drastically reduce daylight and sunlight to neighbouring properties and gardens.</li><li>2. The proposed extension does not indicate that it will follow the boundary line according to that shown in the proposed site plan. The existing fence, which was positioned incorrectly and without our knowledge by the previous owner, does not follow the correct boundary line. We believe that the proposed work will seek to follow the existing line of the fence to claim additional area in the garden at 30 and also of the extension. We expect a surveyor to verify this is</li></ol>			

the case.

3. At present, on quiet days and nights when there is little or no background noise from traffic, we are able to hear the chimes of Big Ben in Westminster, 4 miles away to the south. The proposed 3 meter high military-style bunker will almost certainly block off the natural background sounds of gardens and birds to our garden and reduce our air quality.

**(Officer response(s)  
in italics)**

Officer response

1. *The proposed rear extension would be built to the same depth as the existing rear extension at No.28, and whilst it would be built up to the shared boundary line, its overall size and height is not considered to cause harm to amenity of the adjoining occupiers. Furthermore, from measuring the proposed rear elevation, the proposed extension would not breach the 45 degree line of site taken from the centre of the nearest habitable window at No.32. As such, the proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.*
2. *Issues relating to party walls and shared boundaries are a civil matter between neighbours which the Council would have no involvement with.*
3. *The current application is for a small rear extension which is considered appropriate for a domestic setting such as this. Its size and scale would not block out sound or harm the air quality of neighbouring properties.*

**Recommendation:- Grant conditional planning permission**