

# CONSULTATION SUMMARY

## Case reference number(s)

2021/3417/P

## Case Officer:

Adam Greenhalgh

## Application Address:

32 Eton Avenue, NW3 3HL

## Proposal(s)

First floor rear extension including new ground floor covered area and supporting columns as well as alterations to second floor balcony, rear elevation and roof.

## Representations

	No. notified	N/A	No. of responses	1	No. of objections	1
<b>Consultations:</b>					No of comments	0
					No of support	0
<b>Summary of comments</b>	<p>Objections have been received from a neighbouring occupier (unaddressed). The objections raised relate to harm to the appearance of the Conservation Area, precedent for future proposals on the neighbouring (attached) property, inappropriateness of 3 storey rear extension, loss of green space and overshadowing of adjoining properties.</p> <p><u>Planning Officer comments:</u></p> <p><i>Due to its siting, size, architectural design and treatment, the proposal is not considered to harm the character or appearance of the Conservation Area. The prospect of the proposal setting a precedent for future developments has not been taken into consideration – because any planning application should be considered on its own merits and any future applications would be considered in relation to all their effects. There are no policies or guidance which specifically prevents full height (in this case, three storey) rear extensions to houses. The policies and guidance relate to the effects on the spacing, context and character and impacts on visual and residential</i></p>					

*amenity and in this case, the proposal is not considered to result in any harm to the policies or guidance on design or amenity.*

*No loss of green space would result and due to its size and siting the proposal would not result in any significant overshadowing of any neighbouring rooms or gardens.*

**Recommendation:-**

**Grant planning permission**