

CONSULTATION SUMMARY

Case reference number(s)

2021/3646/P

Case Officer:

Leela Muthoora

Application Address:

4 Meadowbank

London

NW3 3AY

Proposal(s)

Erection of a roof extension with rooflights at third floor level to dwelling house.

Representations

Consultations:

No. notified

0

No. of responses

1

No. of objections

1

Summary of representations

The owner/occupier of No. 6 has objected to the application on the following grounds:

The top floor extension on the Meadowbank side will bring the front out further than any of the other properties on Meadowbank and will be an eyesore and block light from the neighbours. It should be moved back to the sightline of where all the other properties are.

(Officer response(s) in italics)

Commentary on the grounds of representation.

There have been a number of similar set back extensions approved in the terrace and the terrace beyond the access road to Meadowbank. Numbers 1 and 7 Meadowbank are shown in the aerial view below as well as a number of others in the terrace between 9 and 26 Meadowbank. It would be unreasonable to refuse on the grounds of the siting of the extension alone. Therefore the proposal is in general accordance with policy D1 of the Local Plan, regarding design.

Numbers 1 to 8 Meadowbank, below



Numbers 9 to 26 Meadowbank, below



Numbers 5 to 8 Meadowbank sit at a higher level than number 4 Meadowbank. The difference in level between the site and the boundary with 5 Meadowbank would result in less impact and is considered acceptable in terms of amenity.

While the extension would have some impact on outlook as it would be visible from the neighbouring terrace and from the street, this is the situation with a number of extensions notably, 7, 17, 18 and 19 Meadowbank and would not be sufficient to refuse the application.

7 Meadowbank, below



17, 18 and 19 Meadowbank, below



The proposal would have some impact on outlook and overshadowing of number 3 Meadowbank. A 3m high parapet exists between the neighbouring properties on either side, with an existing set back from the building line of 3.2m. The proposal would be 2.1m at the boundary and set back by 1m where a small terrace is retained. There is an existing glazed screen to a depth of 1.7m and 1.6m high above the existing party wall with number 3 Meadowbank. The door and window at the third floor are likely to serve a stair case and unlikely to be single aspect habitable rooms. Therefore the degree of overshadowing would not be so significant as to constitute a reason for refusal.

On balance, the existing level of privacy to the neighbouring terraces would be maintained, the proposal does not raise concerns regarding access to sunlight and daylight or outlook for the neighbouring properties. Therefore the proposal is in general accordance with policy A1 of the Local Plan, managing the impact of development.

Recommendation:- Grant planning permission