

CONSULTATION SUMMARY

Case reference number(s)

2021/3786/P

Case Officer:

Miriam Baptist

Application Address:

5 Chester Road
London
N19 5DE

Proposal(s)

Increase in height of the single storey rear element of the property, alterations to the rear façade including replacement of the door leading to the garden with glazed double doors and replacement of the first floor window.

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)

Neighbour at no. 3 Chester Road objects on the following grounds:

- The increased height of the rear single storey element and garden wall do not respect local character and are not subordinate.
- The increased height of the rear single storey element will affect the current outlook, diminishing natural light and presenting a dominant near-by high brick wall.
- Increase in height of the garden boundary will be oppressive on the existing open nature of the garden and will reduce daylight and sunlight to no 3's rear garden.

Officer response:

- In the context of the wider conservation area the proposal is deemed modest, increasing the height of an existing ground floor kitchen by 76cm. It will not be visible from the public realm, and does not reduce the size of the existing garden. In this regard it is not considered to be disrespectful of the local context and character. The proposal is considered to be modest, subordinate in scale and situation to the original dwelling, it does not propose new floor area but simply raises the roof of an existing ground floor area of the house by less than a metre. The heightened element of the house will be in red brick, in reference to the materiality of the original house. The replacement window to the first floor window has been revised to respectfully maintain the size and proportions of the original window. The roof extension has been removed from the proposal. In this manner the proposal is considered to be respectful to local context and subordinate to the host property and streetscape of which it is a part.*
- It is noted that no 5 and 3 Chester Road are not on a straight building line but that no 3 faces slightly inward towards the boundary of no 5. It is also noted that at the rear no5 extends approximately 3.7m further into the garden than no 3, and in comparison the rear façade of no 3 is set back. It is noted that from a rear habitable room of no 3, there will be an increase in height of a nearby wall in terms of outlook from the window. The top of this wall has been designed with a chamfer to somewhat mitigate negative visual impact. Considering the orientation of both properties is noted that although there would be some reduction in daylight that there would not be a reduction in direct sunlight to no 3. Although the immediate ground floor of no.5 is being heightened, it would not increase any shadow cast on no3, as the existing two storey element of no 5 already blocks direct western sun.*
- It is agreed that an increase in height of the garden boundary would have an impact on daylight and direct sun received to the garden from the westerly direction. Although an increase in height of up to 2m is possible through permitted development, the proposal/drawings have been revised to remove the increased height of the garden boundary to intentionally mitigate negative impact to occupiers of no 3 and be sensitive to their concerns.*

Recommendation:

Grant planning permission