

# CONSULTATION SUMMARY

## Case reference number(s)

2021/4665/P

## Case Officer:

Amy Ly

## Application Address:

119 Fortess Road  
London  
NW5 2HR

## Proposal(s)

Erection of 2 storey rear extension, erection of gable end, replacement of side dormer with rear dormer, installation of 1 x window and 2 x rooflights, associated internal alterations.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

## Summary of representations

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

A site notice was displayed on 12/11/2021 and expired on 06/12/21.

Two neighbours have objected to the proposed scheme on the following grounds:

- Decreasing existing green space
  - o *The proposed extension would cover an approximate 7 sqm footprint to the rear of the host property outdoor space. The overall amount of garden space to the rear is approximately 126 sqm. In this case, the proposed extension would represent roughly 5% of the rear garden, occupying mostly existing hard surface and low value green space closest to the house, and so the loss of green space would be minimal.*

- Limiting light to adjoining properties
  - *The proposed extension would not extend higher than the existing rear extension, and so the loss of light to neighbouring properties would not cause any additional significant harm in terms of light. The infill extension would have the most notable impact, and although the centre of the lower ground window of the neighbouring property falls below the 45 degree line in elevation, it does not in plan, and so there is likely to be no significant detrimental impact.*
- The proposed roof terrace causes overlooking, density and noise concerns
  - *The proposed roof terrace at first floor level has been removed at the request of officers.*
- The proposals would cause significant harm in terms of structural impact to the site and adjoining buildings.
  - *Structural impact is not normally a material planning consideration and sits beyond the remits of the planning, covered by the Building Regulations and the Party Wall Act. The proposed development does not involve any basement works, and any excavation works would be normal foundation works. In this case, there is unlikely to be an impact on slope stability. In terms of potential damage to neighbouring properties, this is considered a civil matter in which the Party Wall etc. Act 1996 provides a mechanism to deal with these matters. Nonetheless, there is no indication that the proposals suggest that there would be any increased risk over normal building works.*

**Recommendation:-**

**Grant conditional planning permission**