

CONSULTATION SUMMARY

Case reference number(s)

2022/2367/P

Case Officer:

Leela Muthoora

Application Address:

30 Ulysses Road

London

NW6 1EE

Proposal(s)

Erection of a ground floor glazed infill extension and replacement rear extension to dwelling house (Class C3).

Representations

Consultations:

No. of responses

2

No. of objections

2

Summary of representations

(Officer response(s) in italics)

The owner/occupiers of No's 28 and 32 Ulysses Road have objected to the application on the following grounds:

Summary of comments

No. 32: The increased height of the proposed replacement rear extension would result in a raised boundary height with no 32 Ulysses Road. Due to the difference in ground levels this would have a negative impact on the neighbouring garden amenity.

No 28: Impact on outlook where proposed side extension as would have a view of guttering and drainage. Other concerns include: -

- drainage from the proposed roof should fall within the curtilage of the property;

- removal of fireplaces and chimney breasts in bedrooms;
- adequacy of structural beams; and
- maintenance and cleaning should be carried out within the boundary of the property.

Following amendments to revised drawings

No 32: I have looked at the revised plans and am reassured that our concerns have been addressed by the fact that no change will be made to the current existing extension.

No.28: I welcome the scaling back but concerns around outlook remain.

(Commentary on the grounds of representation, including balanced reasoning for recommendation)

The proposal was amended during the course of the application. The glazed side infill was amended to match the established pattern of development to the rear building line of the terrace. The height and depth of the infill was reduced and the roof amended to slope down towards the neighbouring boundary wall.

The proposed replacement rear extension originally included an alteration of the roof form, from existing pitched roof to a flat roof. Due to the difference in ground levels this would have resulted in a negative impact on the neighbouring garden amenity. The proposal was amended from flat roof to roof pitch sloping away from the rear building line, which matches the existing extension. As a result, the replacement rear extension would have no further impact on neighbouring amenity than the existing arrangement.

As the building is not a statutorily Listed Building, not in a Conservation Area and not covered by an Article 4 Direction, it has permitted development rights. In this case, internal alterations and rainwater pipes are permitted development.

The issues regarding drainage and structural beams would be dealt with through Building Regulations

Access for maintenance would be dealt with through Party Wall process.

Recommendation:-

Grant planning permission