

CONSULTATION SUMMARY

Case reference number(s)

2022/2867/P

Case Officer:

Edward Hodgson

Application Address:

Ground Floor Flat
6 Wedderburn Road
London
NW3 5QE

Proposal(s)

Erection of ground floor rear extension, replacement of air conditioning unit within rear garden and replacement of windows at basement and ground floor on front and side elevations.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>Press advert and site notice 12.4.17 to 4.5.17</p> <p><u>Neighbouring resident at 4 Wedderburn Road objects-</u></p> <ol style="list-style-type: none"> 1) Impact of development on amenity of neighbouring properties 2) Impact on character and appearance of Fitzjohns Netherhall Conservation Area. <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1) <i>The applicant has submitted a daylight/sunlight report which is in line with updated BRE guideline. The report states that the ground floor window at the neighbouring occupier would not be adversely impacted by the development with regards to light. The scale and size</i> 					

of the proposal would not significantly impact on the outlook and amenity space of no.4 as the property benefits from a generous rear garden and acceptable outlook and as the proposed extension will be of modest depth and replace a hedge of similar height along this boundary.

- 2) There is an existing precedent for the loss of rear bay windows along this side of the street (further to the west) and their replacement by larger ground floor infill extensions, thus its loss is not considered to be harmful. The extension would be subordinate to the host property and would not disrupt the rhythm of the rear elevations along this side of Wedderburn Road, given the mass and scale of the existing rear extensions at ground floor. It would preserve the character and appearance of Conservation Area.*

Recommendation:-

Grant planning permission