

CONSULTATION SUMMARY

Case reference number(s)

2022/2691/P

Case Officer:

Elaine Quigley

Application Address:

177 Leighton Road

London

NW5 2RD

Proposal(s)

Erection of a lower ground floor rear extension with green roof replacing existing rear wing and replacement of lower ground floor door on front elevation with 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)

The owner/occupiers of no. 179 have objected to the application on the following grounds:

- Roof terrace
 - overlooking and loss of light into 1st floor windows less than 1m away
 - loss of light to large section of garden due to planters shielding light
 - noise pollution through use of the terrace

Officers response: Revised plans have been received and the roof terrace has now been removed from the scheme.

- Extension

- Height and scale of the extension is excessive as a wall of 4m will be erected next to the rear garden that will reduce light and represent a very intrusive presence. The height of the extension should be reduced to allow light to reach the property

Officers response: Revised plans have been received to reduce the length of the extension from 5.5m to 4.7m and reduce the height from 3.6m to 3m. The reduction in the scale of the extension, particularly the reduced height on the boundary with no. 179, would minimise any loss of light to their windows in the rear elevation and garden area and would be considered acceptable. The reduced depth now matches that of the rear extension at no 173 approved in 2019.

Recommendation:-

Grant conditional planning permission