

Location 27 Chevening Road, London, NW6 6DB
Description The erection of a rear dormer window, chimney and a single-storey side extension to the existing rear outrigger to the rear elevation of the dwellinghouse

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Following the second consultation period the Council has received two further letters from the two original objectors. The objectors have reiterated original concerns drawing attention to:

1. Potential glare caused by the partially glazed roof
2. The potential to resite the kitchen
3. Infilling the 4m lightwell
4. Loss of light

Points 3 and 4 are discussed in the main body of the report. Officers would make the additional comments.

1. Potential glare caused glazed roof.

Officers consider that a combination of the limited extent of the glazing in the roof (not all of the proposed roof would be glazed) and the relationship between the extension and the nearest room windows in the adjoining properties means that it would be unlikely that glare from the proposed roof would constitute a nuisance in terms of light spillage. As a result, it is considered to be not necessary, nor of particular benefit, to ensure that the glass is obscure glazed in this particular case.

2. The potential to resite the kitchen

The objector feels that the possible siting of the kitchen in the extension could in the future cause disturbance/cooking smells to their detriment. As Members will be aware the internal re-positioning of rooms in any property does not require planning permission and cannot, therefore, be a material consideration here. For clarity, there is nothing in this application that suggests that such an internal reorganisation is likely, in any event.

Recommendation: Remains Approval.