



Lee Fenton

Planning Services Ltd

SUPPORTING STATEMENT

THE ERECTION OF A TIMBER GARDEN ROOM.

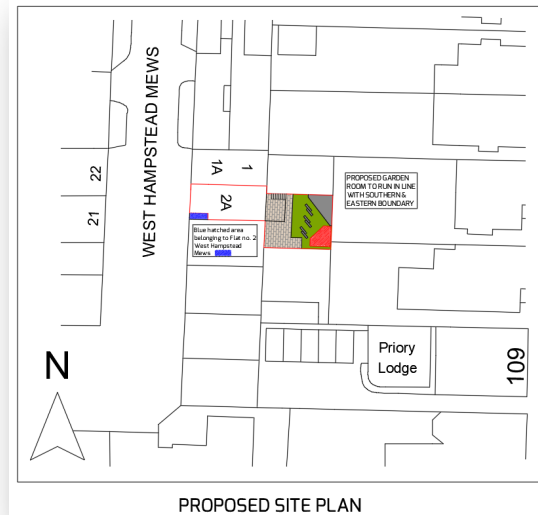
NO. 2A
WEST HAMPSTEAD MEWS
WEST HAMPSTEAD
LONDON
NW6 3BB



DESCRIPTION OF PROPOSAL

To establish planning permission for the erection of a timber outbuilding to be used as a garden room.

This is the proposed site plan with the red hatched box showing the proposed outbuilding.



DESIGN & SCALE

The proposed timber out building will be modest in size. The internal size of the building is 5.5sqm. The overall height of the building is 2.5m with a max width of 4.2m and a length of 3.3m.

The design is simple and in keeping with the surrounding area, the front elevation will be clad with Thermowood cladding and the other elevations will be finished in cement particle board that is weatherproofed.

HIGHWAYS & ACCESS

There are no proposed changes to the parking arrangements or access to site and therefore no impacts on highways safety.

OTHER FACTORS TO CONSIDER

Upon checking the gov.uk flood map for planning, it shows the site to be located in flood zone 1. This shows us that the site is low risk of flooding.

No. 2A West Hampstead Mews is a flat and the applicant's neighbours have been informed of this application.

CONCLUSION

The proposal does not create a huge impact on the surrounding neighbourhood and the design and scale of this building has been carefully thought out to cause as little impact as possible.

The site is at low risk of flooding due to being situated in flood zone 1.

The proposed complies with current planning policies and therefore be seen favourably by the local planning authority.