

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	25/10/2012
		N/A / attached		Consultation Expiry Date:	15/10/2012
Officer			Application Number(s)		
Rachel Miller			2012/4073/P		
Application Address			Drawing Numbers		
237 A Fordwych Road London NW2 3LY			Site Location Plan; Drawing No(s) (Prefix 0068-07-) 12/02B, 12/03A, 12/01B, 12/06A, 12/05/A, 12/04A,		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a residential outbuilding in the rear garden of the dwelling house (Class C3).					
Recommendation(s):		Granted			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>No site notice or press notice were required for this application. 1 objection letter received with the following comments:</p> <ul style="list-style-type: none"> • Loss of privacy • Anti-social noise • Loss of outdoor space/ garden • Threat to security • Loss of sunlight • Construction noise <p>Officers response: The outbuilding would be located at the end of the garden and it is considered that it would not cause any more of a loss of privacy than standing in the rear of the garden at present. It is considered that this outbuilding would not bring about an increase in noise any more than the existing garden. The building would have an area of 15.6sqm which is considered a modest size in the garden which is approximately 90sqm. It is considered that the proposed outbuilding would not bring about any increase in crime or threat to security. The outbuilding would be located in the same location as the existing pitched roof shed. The height of the proposed flat-roofed building would be 2.8m which is only 0.8m above the existing garden party wall. There may be some overshadowing to the rear garden of 235 Fordwych Road but no windows of the adjacent dwellinghouse would be affected. Construction noise is not a long-term impact and would not be a sustainable planning reason to refuse the application.</p>					
CAAC/Local groups* comments: *Please Specify	Not applicable. Not within a CA.					

Site Description

The property is a 2 storey semi-detached house on the east side of Fordwych Road. The house is divided into two flats. The application site refers to the ground floor flat. To the rear of the site is a train line. The site is not within a conservation area.

The garden contains a small garden shed at the rear of the garden, adjacent to the boundary with 235 Fordwych Road.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance - 2011

NPPF - 2012

Assessment

1.0 Proposal

1.1 The proposal is for the removal of a garden shed on the southern garden boundary and the replacement with a pre-fabricated timber garden studio.

1.2 The building would measure 4.67m wide x 3.35m deep x 2.86m high. The building would be located 8.25m away from the rear of the building.

1.3 The outbuilding would be constructed of materials comprising of western red cedar cladding with a single ply EPDM flat roof. The southwest elevation would contain a 3 sash bi-fold door system opening out into the garden.

1.4 The Applicant has confirmed that the use would be ancillary to the use of dwellinghouse and for leisure purposes only. There would be no kitchen or washing facilities in the outbuilding.

2.0 Design

2.1 The simple flat roofed shed constructed of timber would be appropriate for the garden setting.

2.2 It is considered that the out building would be modest in scale at 15sqm and leave a large amount of garden space.

2.3 The proposal is considered acceptable in terms of design.

3.0 Amenity

3.1 Due to its location along the rear boundary of the application site the proposed out building would not result in a detrimental loss of daylight, sunlight or outlook to surrounding properties.

3.2 The outbuilding would be 0.8metres above the existing garden party wall. It would be of a similar height to the existing pitched roof shed located in the garden.

3.3 There may be some overshadowing to the rear garden of 235 Fordwych Road but no windows of the adjacent dwellinghouse would be affected.

3.4 It is therefore considered that the proposed out building would not have a detrimental impact on the amenity of the neighbouring properties.

3.5 The structure which is being granted consent is for uses ancillary to the ground floor flat and not as a self contained unit. It is recommended that an informative be added to the decision notice reminding the applicants of this.

4.0 Recommendation

Grant conditional approval

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd October 2012.
For further information please click [here](#).