

Delegated Report		Analysis sheet	Expiry Date:	26/08/2014
		N/A	Consultation Expiry Date:	07/08/2014
Officer			Application Number(s)	
Tessa Craig			2014/4289/P	
Application Address			Drawing Numbers	
36 Platts Lane London NW3 7NT			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey timber clad garden room.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Eleven neighbours were notified of the proposal and the application was advertised in Ham & High on 17/07/2014. A site notice was erected on 16/07/2014. One objection was received from 5 Hollycroft Avenue, raising overlooking and height concerns.</p> <p><u>Officer Comment</u> <i>The proposed garden room is not considered to impact on privacy for the neighbours at 5 Hollycroft Avenue, as the windows are not orientated toward 5 Hollycroft Avenue and there is a large separation distance between the garden room and the neighbours' house. The height of the garden room (2.49m) is considered acceptable, as the timber boundary fence is 2.3m and additionally hedge is located above the fence, screening any views of the garden room. Additionally subtle materials are to be used (timber).</i></p>					
CAAC/Local groups* comments: *Please Specify	Redington/Frognaal CAAC- no comment made.					

Site Description

The property is located on the south side of Platt Road near the intersection with Rosecroft Avenue and Hermitage Lane. The property is a semi-detached brick building, which is not listed but within the Redington Froggnal conservation area.

Relevant History

None.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

Development Policies

DP24 (Securing high quality design)

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

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Planning permission is sought for construction of a timber garden room to be located in the south west corner of the garden. The room will be 3.4m wide by 4.5m deep and 2.49m high (15.3 sqm), with two high level windows on the north facing elevation and a double entrance door and glazed window on the east facing elevation.

Assessment

The main considerations in relation to this proposal are the design and impact on amenity.

Design

Camden Planning Guidance states that the construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens, can often have a significant impact upon the character of an area. The Council therefore seek to ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host and surrounding gardens.

The rear garden is approximately 146sqm, the garden room will take up about 10% of the space, leaving adequate open space for the occupants. The proposed room is therefore of a reasonable size and scale whereby the property would retain a sizeable garden where mature vegetation could be sustained, as required by policy and guidance.

In terms of materials, the proposed timber material is considered appropriate for a back garden development and would assist to integrate the structure in the garden, minimising its visual impact.

Given its location, at the far end of the garden, the outbuilding is not considered harmful to the character and appearance of the property or the conservation area generally.

Amenity

The proposed garden room is not considered to result in any impact on neighbours amenity given its location away from any habitable room windows.

The location and height of the proposed building and the existing enclosure around the perimeter of the garden would ensure that the proposed structure does not have any significant impact in terms of loss of light or increase sense of enclosure for neighbouring properties. The glazed doors face toward the main property and the only other windows are the two small windows on the north facing elevation, which does not overlook any neighbouring properties. The nearest neighbouring windows are over 18m away and views towards the site are obscured by the existing tall timber fence and vegetation on neighbouring sites.

In terms of the use of the proposed outbuilding, a condition is recommended to be added to any consent which requires that the outbuilding be used for purposes incidental to the residential use of the main building.

Recommendation

Grant planning permission.