

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1771/P	Helene Chapman-Mortimer	Ground Floor Flat 71 Dartmouth Park Road NW51SL	13/05/2015 23:59:21	OBJ	<p>I object to the enlargement of a shed and the conversion of the existing and enlarged shed to a habitable space as set out in this planning application because it represents an overdevelopment of two small gardens.</p> <p>I own the Ground Floor Flat and the front part of the garden. Mr Chesse owns the back part of the garden and has the right of way over a small pathway that leads to the back garden. This pathway is the only access to the back garden. The garden space and living arrangements for both flats are already cramped from high density living conditions. My garden overlooks Mr Chesse's patio, living room and kitchen. Mr Chesse in turn has the right to walk through my private garden. Since there is a delicate balance to maintain, adding accommodation, offices, studios or buildings of any kind or any other additional facility to the back garden would mean a huge environmental change and would result in unacceptably high density which would totally alter the character and original intention of the existing gardens, as set out below:</p> <p>I have lived here for 25 years now and know from experience what to expect in respect of noise, disturbance and loss of privacy if a shed – even a very small shed - is in use in the back garden. When I first moved in, the few years before the existing shed was erected were peaceful and pleasant. The existing garden shed was erected without planning permission. When it went up, I thought nothing of it. However, the tiny little shed was soon used as an office by the then owner of the basement flat who had recently lost his job and I soon realised what an unpleasant change that made to my life. The increase in traffic and disturbance made a huge difference to my enjoyment of my garden, which I use every day. I now understand that any business use would have required planning permission, which I was not aware of at the time. However, the present application in the Design and Access Statement, 3.2, states that the intended use for the shed will be as a small studio with bathroom. “Studio” can mean anything and there is no suggestion of the “studio” being for private use.</p> <p>During the 15 years or so that the original shed was in use, it was hell. It went from being used as a small, primitive office to being used – quite incredibly – as a kindergarten. After that it became a study which was calmer but for the fact that I was made to feel I was in the way, and then, finally it became a jeweller's workshop and during this phase the garden was a frantic place. Once the shed deteriorated beyond use, it has again been peaceful for a few years.</p> <p>A much enlarged shed with considerable facilities described as a “studio” would inevitably invite even more use, traffic, noise, disturbance and invasion of my privacy. It would suggest to most people that it could be used as a workshop, a business, a club (for a while we already had a club meeting regularly at the back every Sunday, and they stayed until late at night)...</p> <p>Although I would prefer for planning permission to be refused, I understand restrictions can be put in place and if you do allow the shed to be erected, I would ask that you put such restrictions in place that abusing the shed becomes impossible and that it may not be used for business purposes.</p> <p>In respect of the shed being turned into a habitable space, I would again prefer for this to be denied but if you place restrictions, I would again ask that these restrictions limit any damage done to me. The Layout section of the Application, 3.6, states the shed will be used as a small guest room/study. If a small guest room is used incessantly or even often, then that means activity late into the night and a significant increase in the amount of traffic and noise that passes through my garden.</p> <p>However, a habitable space can be so many things. The plan showing the proposed garden shed floor plan, A 202, shows a fully equipped bathroom with a bath, sink and toilet. The drawing includes a double bed. It also shows that there is enough space for a small hob. Effectively, it is a picture of a</p>

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small bedsit. This means that it could, for instance, be used as an additional bedroom; apart from Mr Chesse, there has always been a family resident in the basement flat, which already has three bedrooms. Alternatively, I could be exposed to constant visiting friends of the children of a family resident in the Basement Flat, with all the late night noise and disturbance that would entail. It would also be possible to sublet the "studio".

I know of an offer a few years ago that was made to buy the back garden by an owner of the property facing Mr Chesse's garden at the back from Chetwynd Road. The lease allows anyone with a property with access to my garden the right of way through my garden, and the habitable space Mr Chesse is building is a property. This means that there is a risk the pathway could end up being used as a public pathway, which again would impact in a hugely detrimental way on my quality of life.

The proposed enlargement of the existing shed in the planning application is more than just a significant increase in size. The existing garden shed has deteriorated so much that it is no longer suitable for use and therefore the planning application is in fact an application to install a new shed. Whatever its use, the new shed, if erected, would mean a significant increase in the level of traffic, hours of use, noise and disturbance that I have to put up with, whether it be transistor radios, loud parties, children playing, family rows... Since it is being turned into a habitable space, the hours during which there will be noise will also increase, if I am unlucky, this could be late into the night on a regular basis. People would also be lugging items back and forth far more frequently and in much larger quantity, this can also be both noisy and disruptive. The original intention for my garden would be completely destroyed and my enjoyment of my garden with it. Effectively, if you enlarge the shed and add additional habitable accommodation, the residents in the Basement Flat could just as well move into my garden, I would have no peace at all.

Obviously, there would also be far greater loss of privacy for me as a natural effect of the increased traffic, but also because of a change in the kind of traffic I will be subjected to as there will be a large increase in complete strangers walking through my garden. Strangers, invariably, are both curious but at the same time uncomfortable with my presence when they walk through and it is far more invasive and much more disruptive.
