

2016/0526/P – 40A Dennington Park Road





Photo 1 – View of outbuilding from part of rear garden closest to the host dwelling.



Photo 2 – View of outbuilding from external stairs to upper ground floor flat



Photo 3 - View to the left from the outbuilding towards host property



Photo 4 - View to the right from the outbuilding towards host property



Photo 5- View to the rear of the outbuilding. Fence damage not associated with construction of outbuilding



Photo 6 – View from external stairs eastwards to Pandora Road/ Holmdale Road



Photo 7 – View from external stairs westwards to Pandora Road

Delegated Report		Analysis sheet	Expiry Date:	28/03/2016
		N/A / attached	Consultation Expiry Date:	04/04/2016
Officer			Application Number(s)	
Kristina Smith			2016/0526/P	
Application Address			Drawing Numbers	
40a Dennington Park Road London NW6 1BD			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of outbuilding in rear garden for ancillary use by the residential flat (retrospective)				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	10	No. of objections	05
Summary of consultation responses:	<p>Letters of support have been received from nos. 38, 40 (Ground Floor Flat and Top Floor Flat), 44a Dennington Park Road and no. 3 Pandora Road.</p> <p>Objections have been received from nos. 1, 5, 7, 6, 9 Pandora Road (5 in total).</p> <p>The objections include:</p> <ol style="list-style-type: none"> 1. The outbuilding is too large 2. Not inkeeping with natural environment of immediate surroundings 3. Will ruin the gardens as habitat for wildlife 4. Sets a precedent for future development of outbuildings 5. Could lead to increased noise from garden 6. Questions over ancillary use and risk of being used as dwelling house <p><i>Officer response</i></p> <ol style="list-style-type: none"> 1. The outbuilding is considered to be of an appropriate size for a residential property and is relative to the size of the garden 2. The erection of timber outbuildings is a typical development in private rear gardens and is not thought to be out of character. It is in scale in terms of its footprint and height with the host building it serves. 3. The development is not thought to substantially impact on the garden as a habitat for wildlife. 4. Future planning applications would be assessed on their own merits and garden sheds are typical developments to the rear of residential gardens and are not considered to be an unacceptable precedent within this area. 5. Noise arising from the use of the outbuilding would be unlikely to be significant in comparison to noise that can occur within the rear garden. 6. The outbuilding would be used as workspace and a condition would be attached to prevent its use as a separate use (including as a self-contained residential unit) 					
CAAC/Local groups* comments: *Please Specify	NA					

Site Description

The application site is located on the south west side of Dennington Park Road, close to the junction with Holmdale Road. The property is a lower ground flat in a three storey terrace building that has been divided into flats. It has exclusive access to the rear garden.

The property is not listed and is not located in a conservation area.

Relevant History

No Relevant History at Application Site

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

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

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for the retrospective construction of an outbuilding within the rear garden

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. With regards to rear outbuildings, CPG1 states that the siting, location, scale and design of the proposed development should have a minimal visual impact on, and be visually subordinate to, the host garden.

3.2 The size, scale and massing of the proposed structure are considered to be acceptable for a residential garden, especially given the size of the rear garden which measures approximately 20m by 8m. The shed measures 5.5m wide, 3.5m deep with a sloping roof that measures 2.5m at its highest point. It is set in from the boundary fence on each side by over a metre.

3.3 The proposed outbuilding would be constructed from a natural timber with glazed doors and two windows on the front elevation. The roof is constructed from slate effect tiles while the base is a timber platform. The timber cladding is still to be treated which will make its appearance softer and more in-keeping with its environment. A condition would be attached to ensure the appearance of the outbuilding once treated is satisfactory. The materials are considered to be appropriate to the surrounding area.

3.4 The relatively low boundary treatment and scarce vegetation between the neighbouring gardens causes the outbuilding to be visible from a number of surrounding properties on Pandora Road, Dennington Park Road and Holmdale Road. The applicant plans to landscape the garden further and replace the rear fence which will reduce its prominence though it is considered acceptable regardless of future treatment. It is noted that boundary treatment up to 2m high could be constructed under 'Permitted Development' rights. If this were to be undertaken it would largely screen the proposed outbuilding from neighbouring views.

3.5 There is planning history for other rear outbuildings of a similar size in the surrounding area including 31 Dennington Park Road (2011/4119/P) and 12A Dennington Park Road (2006/1174/P). It is considered that such a form of development is appropriate in this context.

4.0 Amenity

4.1 The shed is located at the rear of the garden and is therefore set away from windows of surrounding properties. The windows on the front elevation of the shed face the rear windows of neighbouring properties however it is considered there is sufficient distance between the windows for there not to be a significant impact on amenity. Furthermore, the same views could be achieved by standing in the same position in the rear garden and therefore no new opportunities for overlooking have been created.

4.2 The timber decking which forms the base of the shed is 250mm high and as such would not result in a raised platform that would allow significant levels of overlooking into neighbouring properties. The decking is also limited to a shallow area to the front of the outbuilding.

4.3 The shed is located a sufficient distance away from adjoining properties for it not to impact on outlook and levels of daylight and/or sunlight.

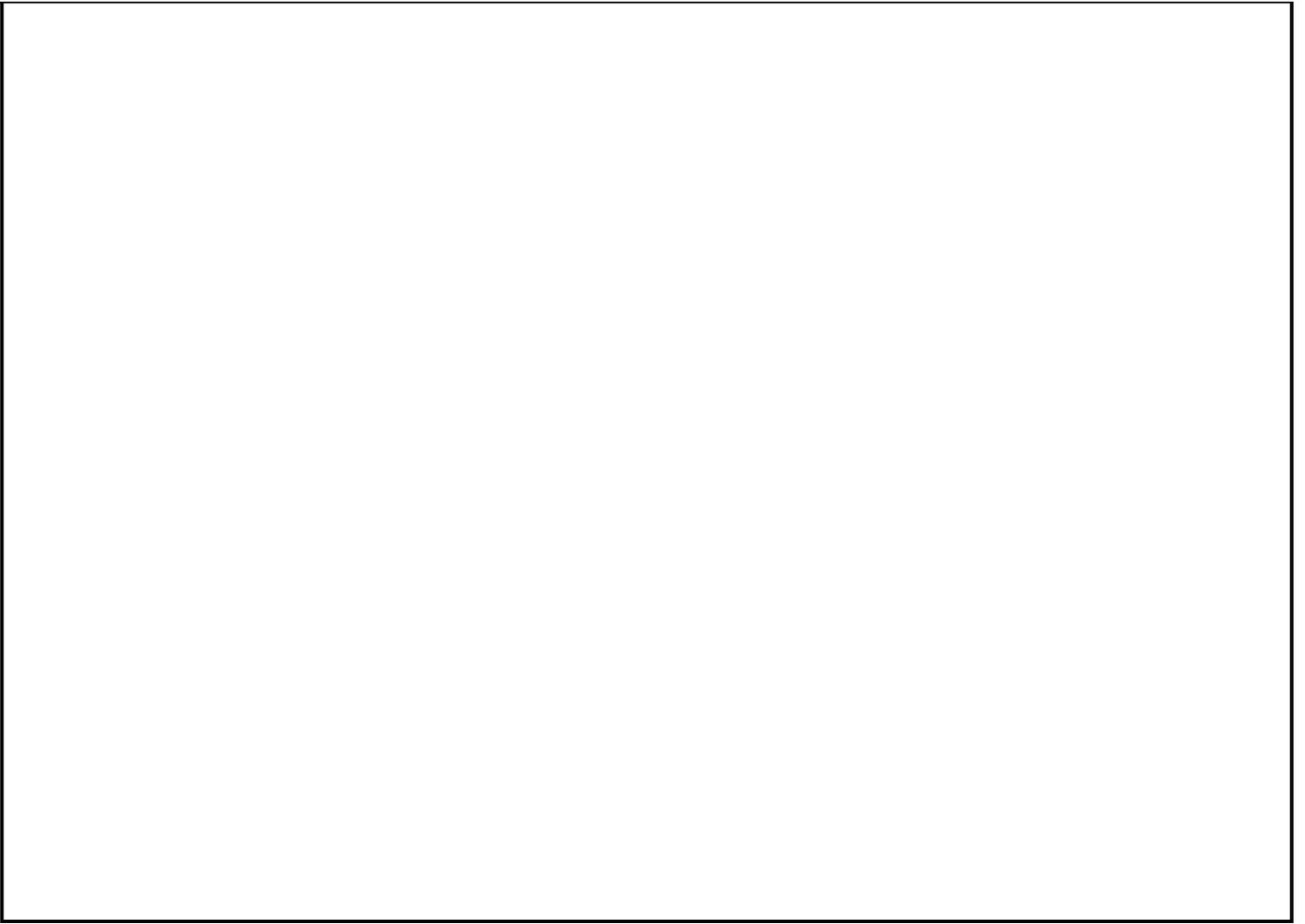
4.4 Due to the use of the outbuilding remaining ancillary to the residential unit it would serve, which would be protected via planning condition, it is not considered that the use of the structure would result in an undue level of harm by way of noise or general disturbance.

Trees

4.5 By reason of the foundation being in the form of raised timber decking, the construction of the outbuilding would not cause harm to any trees.

5.0 Conclusion

5.1 Grant Conditional Planning Permission.



Mr David Hendry
40a Dennington Pk Rd
London
NW6 1BD

Application Ref: **2016/0526/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

30 March 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40a Dennington Park Road
London
NW6 1BD

DECISION

Proposal:
Erection of outbuilding in rear garden for ancillary use by the residential flat (retrospective)
Drawing Nos: Site Location Plan; P01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and P01.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Director of Culture & Environment



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of 40 Dennington Park Road and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

- 4 Details in respect of the treatment of the outbuilding shall be submitted to and approved in writing by the local planning authority within three months of the date of this permission.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION