

3rd October 2017

Flat 2,

3 Akenside Road, London NW3 5BS

Dear Sir/Madam

Regarding Planning Application 2017/4653/P

I am the owner of Flat 2, no.3, Akenside Road which is on the 1<sup>st</sup> floor and strongly object to the planning application 2017/4653/P.

This application is asking for permission to build a huge 'Garden Room' measuring 10 meters x 6 meters across the whole width of the back of the garden with a height of 3.6 meters. The 'Proposed Foundation and Ground Floor Plans' shown 3<sup>rd</sup> from the bottom on the application documents, clearly shows that a bathroom is being installed

This height is the same as our terrace and a meter higher than the existing garden shed shown in the picture.



It will tower 1 meter over the fences of numbers 2, 4 and 5 in Akenside Road and also Wedderburn and Lyndhurst Roads which flank us.

These large houses, many with extensions attached, in both Wedderburn and Lyndhurst Roads enjoy privacy due to the landscaping and mature trees which screen them.

Clauses 4.22, 4.23 and 4.24 in the Camden Planning Guidance specify that any garden buildings must not intrude on the amenity, biodiversity, open character, privacy and the pleasant outlook of neighbouring gardens which this development obviously does.

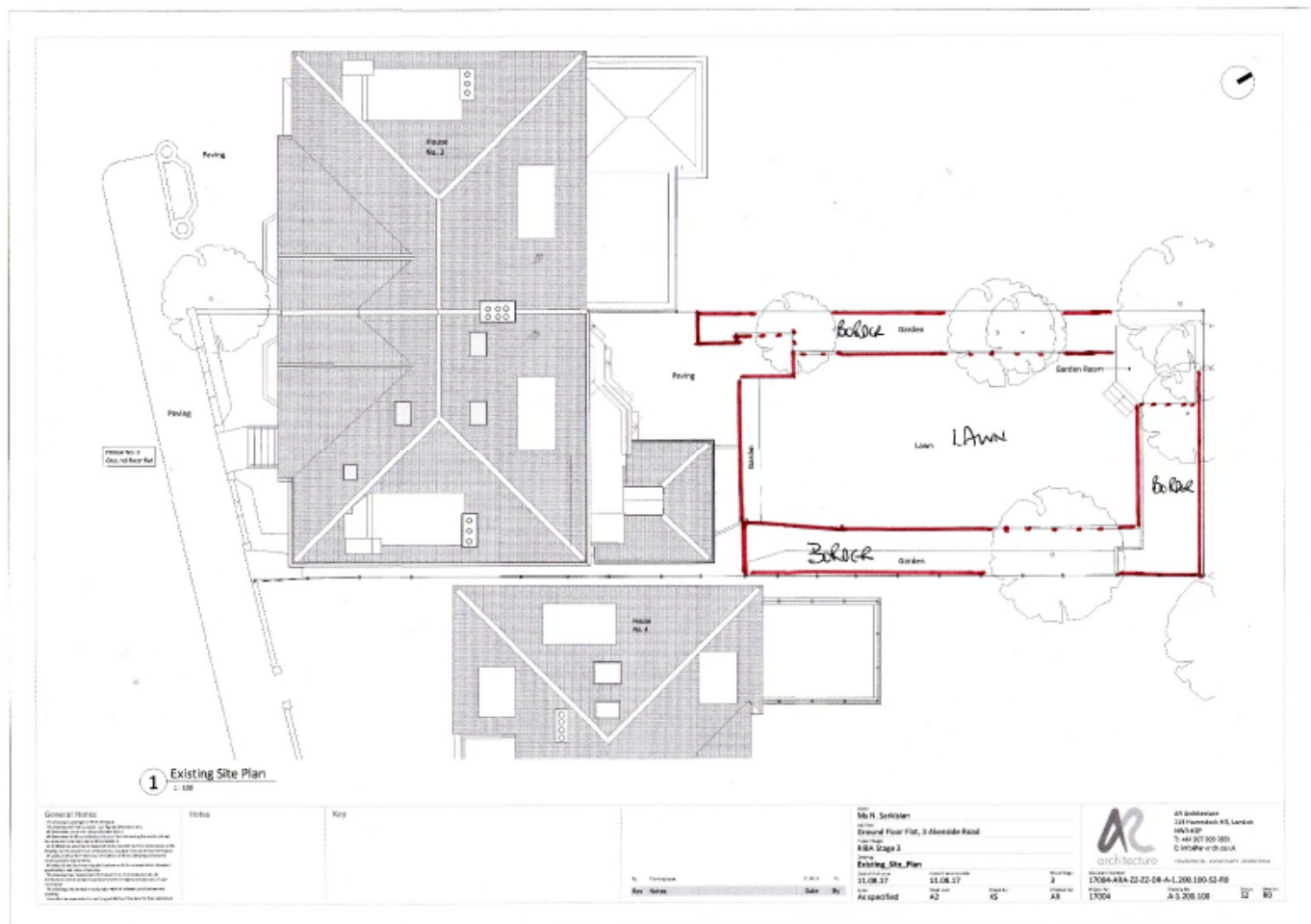
It will not conform with any of the Camden Planning Guidance mentioned above and therefore ask that it be refused.

I attach 2 site plans of the garden.

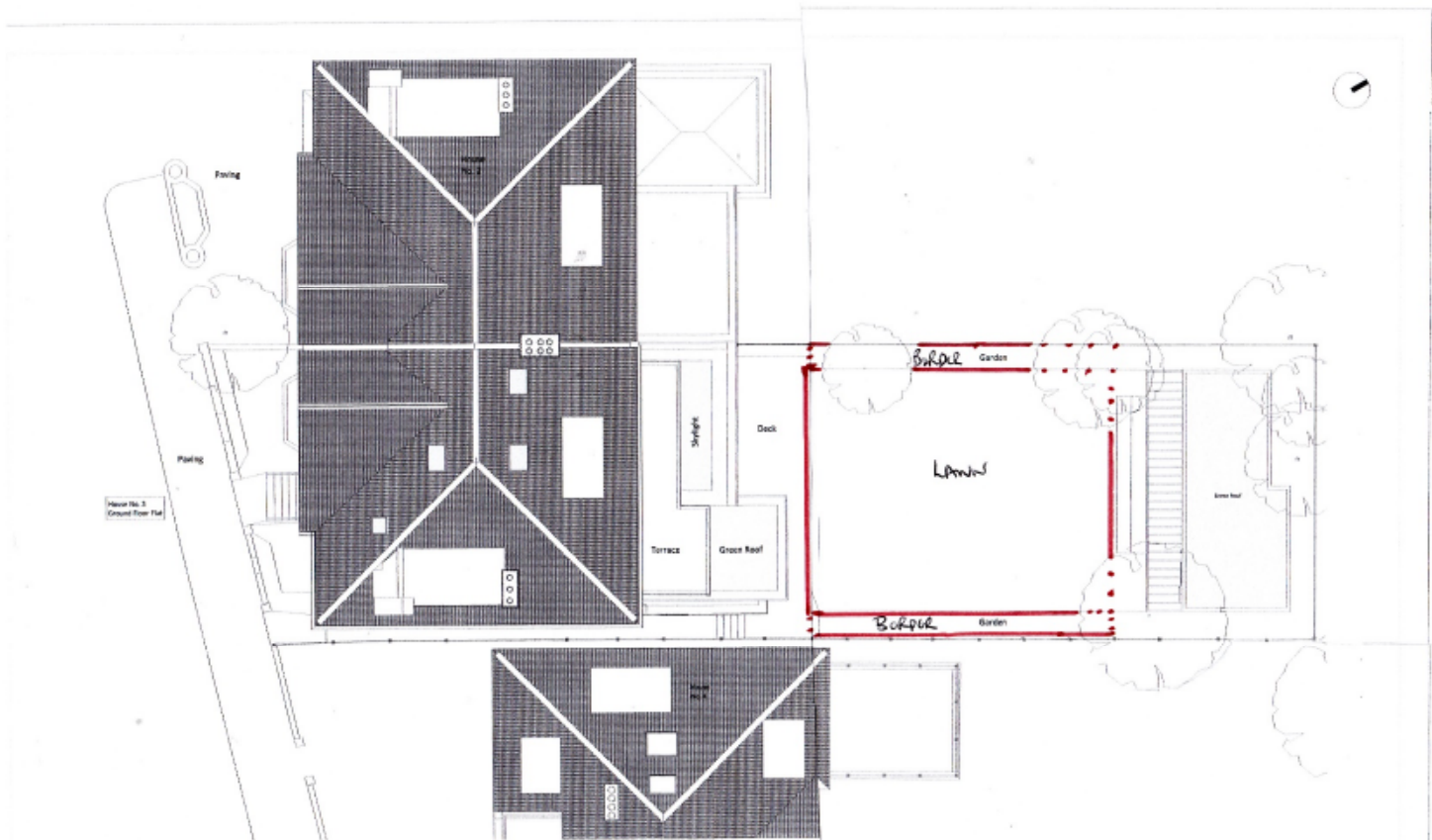
A, is the existing plan, B, is the proposed plan The garden area in both is marked in red. In B, If planning is allowed it will reduce the garden size by 30%

Diane Moss (Mrs)

**PLAN A, EXISTING**



# PLAN B PROPOSED



Proposed site plan including house extension  
in application 2017/4652/P  
showing garden reduction by adding  
garden room. Marked in red.

