

Georgia Masters
Eitan Arrusi

2 Akenside Road
London, NW3 5BS

10 October 2017

REF: 2017/4653/P -- Flat 1 3 Akenside Road London NW3 5BS

Dear Sir/Madam,

I have a number of concerns about the proposed garden building and would like to register an objection to it being given planning permission.

My wife and I are the owners of 2 Akenside Road and we are direct neighbours of number 3 and share a garden fence with them.

I am concerned about the height and visibility of the structure from my house and my garden.

The proposed garden building is 3 meters high and sits on an elevation of another 600mm, making it effectively 3.6 metres high.

Given that it is in a prominent raised position at the end of the garden, it may well be visible from both our back garden and our ground floor living room. It will certainly be visible from the three upper floors of our house that look onto the back garden.

Permitted development for garden buildings is set at 2.5 metres, as this is deemed a reasonable height and less likely to impact neighbours. This building is higher than that and appears out of character for a garden building.

The building seems to be designed to be as visually prominent and unobscured as possible from the garden and house.

Taking into account that trees need to be felled, which would have been in front of the building obscuring it, I feel it will change the green nature of the views.

There is currently a garden building already there which seems more discrete. It is relatively new, having been built about three years ago, according to the original owner of the garden.

According to the "Planning Design and Heritage Statement" the building is primarily a huge building for domestic use -- "It will serve as a pavilion for garden parties, children's games etc." -- and it will likely be used after dark.

The plans show a huge 6 x 10 metre room which has a large glazed frontage.

This makes me concerned about light pollution, the design would lend me to believe that at night when the lights are on that it will create a lantern or torch like effect.

Placed at the end of the garden the light at night will be visible and shine directly towards the back of my house.

In this case my living room on the ground floor, two children's bedrooms on the first floor and a third bedroom on the second floor. I am worried that this will be both visibly distracting and may cause disturbance to those rooms at night.

If, in the future, this building is used for domestic purposes then all of these issues will be intensified.

The Council has a Planning Policy Document Called "Camden Planning Guidance". This has a section on garden buildings against which this application should be judged. It states:

DEVELOPMENT IN REAR GARDENS AND OTHER OPEN LAND

4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

I believe that the height and size of the building, it's large glazed frontage and the fact that it is prominently visible will detract from the generally soft and green nature of the garden and lead to a loss of amenity.

4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.

As already noted, according to the Planning Design and Heritage Statement submitted for this planning request the building "serves as a pavilion for garden parties, children's games, etc."

I believe this would contravene point 4.23 since the building will not be used primarily as storage or gardening and will intensify use of the garden space and affect the amenity value of our garden.

4.24 Development in rear gardens should:

- **ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden**

As noted, I believe the scale and size of the building will not be visually subordinate to the host garden and will have a visual impact.

- **not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area**

As noted, it is shown to have a large glazed frontage. At night this would be lit up and create a lantern like effect in the garden – drawing the eye and detracting from the amenity of the surrounding gardens.

It is to be used for entertaining/parties etc., rather than for garden storage. This will impact the character and amenity of the neighbouring gardens.

- **use suitable soft landscaping to reduce the impact of the proposed development**

- **ensure building heights will retain visibility over garden walls and fences**

At 3 metres in height and taking up nearly the whole width of the back garden I feel it would not retain visibility over garden walls and fences.

- **address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).**

I have not read anything in the application that addresses the question of flooding or drainage. Could the Council clarify if this has been addressed in the application and if not why not?

Yours sincerely,

Eitan Arrusi and Georgia Masters