

# CONSULTATION SUMMARY

## Case reference number(s)

2018/4699/P & 2018/5064/L

## Case Officer:

Tony Young

## Application Address:

Flat Ground Floor, 19 Frognal Lane

## Proposal(s)

Planning permission & listed building consent applications: Enlargement of existing garden room located within front garden and alterations to widen the street entrance to existing garages accessed from Chesterford Gardens.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

<b>Summary of representations</b>	<p><b>2 consultation responses were received from local residents summarised as follows:</b></p> <ol style="list-style-type: none"> <li>1. <i>Concern that garden room might be used as separate living accommodation;</i></li> <li>2. <i>A condition should be imposed so that widening the entrance to the garages doesn't infer a right to park vehicles in the entrance or on the forecourt that might block or impair access to the garages;</i></li> <li>3. <i>Planning submission contains too many factual errors to be considered in its present form (i.e. sections of the application form, drawings, etc.).</i></li> </ol>
	<p><u>Officer's response:</u></p> <ol style="list-style-type: none"> <li>1. <i>The existing garden room is used as a home office space consistent</i></li> </ol>

*with the domestic needs and personal enjoyment of the occupants of the ground floor residential flat. The application doesn't include any proposed alteration to the way the new garden room would be used (for instance, there are no bathroom, bedroom or kitchen facilities included in the proposal).*

*Notwithstanding this, and given local concerns, a condition will be added to any approval requiring that the proposed outbuilding shall only be used for purposes incidental to the residential use of the existing ground floor flat and shall not be used as either a separate independent Class C3 dwelling house or for Class B1 business.*

- 2. The application can only consider planning matters. Any local agreement between owners with regard to use and access arrangements for the garages is a civil matter for which any interested parties should seek their own separate advice.*
- 3. Having reviewed all the information provided in the application submission, the case officer is satisfied with the accuracy and level of information provided for planning purposes.*

**Recommendation:- Grant Planning Permission & Listed Building Consent**