

CONSULTATION SUMMARY

Case reference number(s)

2019/5230/P

Case Officer:

Nathaniel Young

Application Address:

Flat A, 24 Frogna
NW3 6AG

Proposal(s)

Erection of a single storey outbuilding.

Representations

Consultations:	No. notified	N/A	No. of responses	2	No. of objections	2
<p>Summary of representations</p> <p>(Officer response(s) in italics)</p>	<ol style="list-style-type: none"> 1. Loss of vegetation/green space 2. Impact on neighbouring vegetation 3. Outbuilding too high 4. Outbuilding resembles studio flat <p>Officer response</p> <ol style="list-style-type: none"> 1. <i>The proposed outbuilding would occupy approximately 23 sqm of the approximately 120sqm rear amenity space, this is considered an appropriate proportion which would not result in an excessive loss of garden space.</i> 2. <i>The proposed outbuilding has been designed to be suspended above the ground on adjustable bearing shoes which would not cause significant harm to the wellbeing of neighbouring trees.</i> 3. <i>The outbuilding would be 3.0 metres in height, 0.4m higher than the rear boundary wall, this is not considered to be excessive in height, and given that the outbuilding would be sited on a lower ground level to, and due west of, the property to the rear, it is not considered to result in any undue harm. Officers also note that the existing adjacent outbuilding is of a similar height to the proposed.</i> 4. <i>The outbuilding's use would be strictly ancillary to the main dwelling house. Ancillary use is to be secured by way of a condition.</i> 					

Recommendation:- Grant planning permission