

CONSULTATION SUMMARY

Case reference number(s)

2020/0036/P

Case Officer:

Patrick Marfleet

Application Address:

7 Oakeshott Avenue
London N6 6NT

Proposal(s)

Erection of single storey outbuilding in rear garden.

Representations

Consultations:			No. of responses	01	No. of objections	01
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of No.9 Oakeshott Avenue have objected to the application on the following grounds:

1. The fitness room will be substantial. It will I think measure 48 square metres. The erection of the fitness room has to be considered in conjunction with the proposed erection of a side and rear extension and swimming pool. I feel that the total development will lead to an unacceptable infringement of the existing green space.
2. The height of the fitness room is also a matter of concern. The north facing wall will be 2500mm tall according to the drawing of the proposed west elevation. However, the gardens on the north side of Oakeshott Avenue are on a north-south slope. The south wall of the fitness room will therefore be raised on stilts and the combination of

the stilts and the wall will result in a height of about 3333mm which is unacceptable.

***(Officer response(s)
in italics)***

1. *The floor area of the proposed garden building is approximately 25.5sqm. Officers note that there is a current planning application (2020/0001/P) for the extension of the host property and installation of an outdoor pool. However, this has yet to be determined and the plans submitted for the proposed outbuilding are based on the current layout of the site. Even if assessed together, the additional floorspace proposed under application 2020/0001 combined with the garden building floorspace, would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).*
2. *The householder technical guidance document that accompanies the GPDO clarifies how height is measured when assessing development:*

“Height” - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)

As the existing rear garden area slopes from north to south, the height of the proposed garden building would be measured from the highest part of the ground level next to the building, which is at the northern end of the rear garden. The proposed plans demonstrate that the maximum height of the building would be 2.5 metres when measured from the highest point of the existing ground level closest to the building, in accordance with the requirements of Class E.1 (e).

Recommendation:-

Grant lawful development certificate