

# CONSULTATION SUMMARY

## Case reference number(s)

2020/1593/P

## Case Officer:

Nathaniel Young

## Application Address:

115 Chetwynd Road, NW5 1DA

## Proposal(s)

Erection of a single storey outbuilding.

## Representations

Consultations:	No. notified	N/A	No. of responses	4	No. of objections	1
<b>Summary of representations</b>  <b>(Officer response(s) in italics)</b>	<p>Three comments were received supporting the proposal from occupiers of 113 Chetwynd Road and the upper floor flats of 115 Chetwynd Road.</p> <p>One comment was received objecting to the proposal from an unknown address raising the following concerns:</p> <ul style="list-style-type: none"><li>• The plan is for an independent dwelling disguised as an outbuilding.</li><li>• Outbuilding is excessive in size</li></ul> <p><b>Officer response</b></p> <ul style="list-style-type: none"><li>• <i>The proposal is for an ancillary outbuilding which will contain a home gym and a storage space. Ancillary use of the outbuilding is to be secured by way of a condition. If the outbuilding is used as an independent dwelling or commercial unit, it would be a breach of planning control and would be subject to enforcement action.</i></li><li>• <i>The proposed outbuilding would have a footprint of approx. 26 sqm and would occupy 8.6% of the large rear garden. It is considered that the proposed outbuilding is of an appropriate scale and footprint for its garden setting. It would be positioned to the rear of the property's garden and would maintain the open character of the garden landscape of the area and not be a visually obtrusive feature within the conservation area.</i></li></ul>					

**Recommendation:- Grant planning permission**