

CONSULTATION SUMMARY

Case reference number(s)

2020/2849/P

Case Officer:

Laura Hazelton

Application Address:

Flat 1
43 Countess Road
London
NW5 2XH

Proposal(s)

Erection of rear outbuilding for use as a home gym.

Representations

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| Consultations: | | | No. of responses | 1 | No. of objections | 1 |
| | | | | | No of comments | 0 |
| | | | | | No of support | 0 |

Summary of representations

The owner/occupier of no.41 Countess Road has objected to the application on the following grounds:

Consultation response

- Previous rear extension permitted at the site. Approved on the basis that it would not "over-dominate the house and would retain a large garden area". The application for an additional garden building containing a gym and shower/toilet/basin will certainly breach this and would dominate the other properties.

- The application for the gym mentions the building at the same position at 35 Countess Road and suggests that this provides a precedent to justify the application. Your records will confirm that this was erected without planning permission some two decades ago and long before the area was granted conservation status. Therefore, I don't believe this can be used as a legitimate precedent to grant planning permission.
- The gardens along the north side of Countess Road all slope upwards towards the rear boundary walls. Therefore, the proposed Gym will look massive and will overlook much of my garden. Aside from the loss of my privacy and quiet enjoyment of my amenities, the gym will potentially produce light and sound pollution to my garden and property.

Officer Response

- *The previous consent has been considered in the determination of the current application and even if both consents were built out, an adequate and usable rear garden would be retained.*
- *35 Countess Road is a single dwellinghouse, and as such, it is likely that the rear outbuilding would not have required planning permission. Nevertheless, each application is considered on its own merits, and the proposed outbuilding is considered acceptable for the reasons outlined in the 'Reason for Granting' informative.*
- *The outbuilding would not necessitate the removal of any existing trees along the boundaries. There are no side facing windows and the existing boundary treatments are considered to ensure use of the outbuilding would not impact the amenity of neighbouring properties. A condition shall be imposed to ensure the use of the outbuilding remains incidental to the residential use of Flat 1, 43 Countess Road.*

Recommendation:-

Grant planning permission