

CONSULTATION SUMMARY

Case reference number(s)

2021/2498/P

Case Officer:

Leela Muthoora

Application Address:

Flat Ground Floor
36 Loveridge Road
London
NW6 2DT

Proposal(s)

Erection of timber garden building to rear garden.

Representations

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

Summary of representations

(Officer response(s) in italics)

One objection was received, summarised as follows:

- An outbuilding of 2.4m high will be very visible and result in a loss of privacy.
- Drainage concerns.
- The roof would slope down towards the boundary and cause damage and erosion to the ground.
- The existing concrete slab is too close to boundary.
- It is unclear whether it has electricity.

Officer response

- *The proposed outbuilding would be modest in size, measuring 3m x 3m and 2.24m tall. Although it would be visible from neighbouring windows, it would not be out of character given the existence of a number of similar and larger outbuildings to neighbouring properties. Given the incidental use of the outbuilding, it would not cause any*

greater loss of privacy than normal use of a residential garden, and this incidental use shall be secured by condition.

- *Drainage and electricity do not require planning permission.*
- *The outbuilding would feature a shallow pitch to the roof sloped towards the rear boundary which is not considered to result in excessive run off or additional run off compared to the existing situation given the new shed would be located on an area of existing hard standing.*
- *The location of an existing concrete slab is not the subject of the current application.*

Recommendation:-

Grant planning permission