



Planning Committee - Supplementary

Wednesday, 30 June 2010 at 7.00 pm

Committee Rooms 1, 2 and 3, Brent Town Hall, Forty Lane, Wembley, HA9 9HD

Membership:

Members

Councillors:

R Patel (Chair)
Sheth (Vice-Chair)
Adeyeye
Baker
Cummins
Daly
Hashmi
Hossain
Kataria
McLennan
CJ Patel

first alternates

Councillors:

Kabir
Mistry
Long
Steel
Cheese
Naheerathan
Castle
Thomas
Oladapo
J Moher
Lorber

second alternates

Councillors:

Kataria
Mitchell Murray
Mashari
HM Patel
Allie
Ogunro
Clues
Van Kalwala
Powney
Moloney
Castle

For further information contact: Joe Kwateng, Democratic Services Officer

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:

www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.15pm in Committee Room 4

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
18. 22 Wembley Park Drive, Wembley, HA9 8HA (Ref. 10/0054)	Tokyngton;	1 - 2

Supplementary Information
Planning Committee on 30 June, 2010

Item No.
Case No.

18
10/0054

Location 22 Wembley Park Drive, Wembley, HA9 8HA
Description Retrospective application for a single storey outbuilding and proposed reduction in height to outbuilding in rear garden of dwellinghouse

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Officers understand that members have been presented with a submission from applicant setting out their position in relation to this application.

The following is a summary of the main issues:

- The applicant obtained a certificate of lawfulness in 2008 for the erection of a large outbuilding for use as a gymnasium and for storage.
- The building was actually built as a self contained dwelling. The applicant maintains that the outbuilding was converted to a dwelling by their tenants. However the time scales involved, the amount of work that was carried out in order to use it as dwelling together with the fact that the applicant was already letting the main house out as an unauthorised and unlicensed HMO (house in multiple occupation) make officers unclear that this explanation stands scrutiny.
- Enforcement action resulted in the cessation of the use of the outbuilding as a dwelling and the use of the main dwelling as an HMO.
- The applicant sought permission to retain the outbuilding for use as a gymnasium however members rejected his application on the grounds that the outbuilding was too large.
- This current application seeks to retain the outbuilding but at a reduced height. Officers however are recommending refusal because even at a reduced height the outbuilding with a floor area of nearly 60 square metres is still considered too large to a domestic residential garden.

Recommendation: Refuse.

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