

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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