

**Committee Report
Planning Committee on 18 August,
2010**

Item No. 2/05
Case No. 10/1615

RECEIVED: 23 June, 2010

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 123 Chambers Lane, London, NW10 2RP

PROPOSAL: Erection of a single storey detached outbuilding in rear garden of flat

APPLICANT: Miss Maria Rosy Fernades

CONTACT:

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The application site is the purpose built first floor flat within a 2-storey semi-detached building. The site is on the southern side of Chambers Lane, NW10 and is not within a conservation area.

PROPOSAL

Erection of a single storey detached outbuilding in rear garden of flat

HISTORY

No planning history

POLICY CONSIDERATIONS

• **Unitary Development Plan 2004**

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

Supplementary Planning Guidance Note 5 'Altering and Extending your Home'

CONSULTATION

Neighbouring occupiers were consulted on 30th June 2010, 2 objections have been received raising the following concerns:

- The proposed height of 2.1m goes over the height of the fence and should instead be low enough to not be seen.
- It will impede neighbours views.
- The shed is too close to the boundaries of the garden.

- It would be an intrusive piece of building.

REMARKS

The proposal envisages a single storey dual-pitched roof shed at the end of the rear garden. The garden space to the rear of the semi-detached building is split along the centre to provide private amenity space for both the ground and first floor flats, resulting in two long and 3.32m wide gardens.

The shed has a maximum height of 2.1m at its pitch reducing to 1.45m at its eaves. The boundary fence is shown as 1.2m high to the side boundaries and 1.7m to the rear of the garden. It should be noted that as permitted development the height of a boundary fence or wall could be increased to 2m. Clearly the outbuilding will be higher than the boundary fences but its proposed height is nevertheless considered to be modest. It is 1.5m in depth and 2m in width resulting in a small footprint of 3sqm.

Following officer's recommendations the shed has been repositioned so as to be at least 500mm away from the side and rear boundaries so as to further reduce any impact it may have on neighbouring gardens which is considered to be minimal.

The garden is approximately 12.5m in depth and the shed is situated in the rear 1/6 of the garden, over 10m away from the rear elevation. The garden in Bryan Avenue which shares the rear boundary to the rear is over 14.5m in depth and therefore the outbuilding would be at least this distance from its windows (though only 40cm of the roof would be visible above the fence).

The design of the building is as a traditional shed with timber elevations and a felt roof to which there is no objection due to its minimal size and its sympathetic siting. As the property is a flat it does not have permitted development rights and the shed therefore requires planning permission, but it is noted that it does comfortably fall within the allowances of permitted development that all single dwellinghouses can benefit from.

The proposed shed is modest in its scale and will not result in harm to neighbouring amenity and the enjoyment of neighbours homes or gardens. The proposal complies with policies contained in Brent's UDP 2004 and approval is recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

OS Sitemap
GA.00
GE.00

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: 123 Chambers Lane, London, NW10 2RP

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