

**Supplementary Information
Planning Committee on 18 August,
2010**

Item No. **3**
Case No. 10/0054

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

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Members resolved at the previous Planning Committee on the 20th July that they were minded to grant this application permission contrary to the officer's recommendation that planning permission be refused.

To help members understand the context of your officers recommendation that permission be refused for the retention of this outbuilding this supplementary report compares this particular outbuilding to similar cases that Brent have dealt with this year. So far this year 24 applications for outbuildings have been refused, 11 of which were applications for the retention of outbuildings that had already been built. While every case should be dealt with on its individual merits and there are always variables such as different size and shape of gardens that might impact on a decision, it is instructive to note that the average size of outbuilding refused was less than 35 square metres. This compares to the outbuilding at 22 Wembley Park Drive which has an area of 58 square metres.

So far this year the Council's planning enforcement team have initiated action against 19 outbuildings in rear gardens being used to provide unauthorised self contained living accommodation.

Recommendation: Refuse