

## Planning Statement

Ref: 53 Park Avenue London NW10 7HU – Outbuilding

The application is submitted in response to an enforcement letter to seek the planning permission (retrospective) for the proposed outbuilding and carport at 53 Park Avenue, London NW10 7HU. The proposed outbuilding is partially constructed & site work was stopped after the enforcement letter. The outbuilding could be built under permitted development rights, but the main dwelling is converted into flats. Hence, permitted development rights are not applicable in this instance. However, the applicant started building a larger outbuilding (circa 13m × 8m) as granted previously under lawful certificate application. The previous outbuilding was going up to the rear boundary & width equal to plot width.

During the construction, the applicant reviewed his requirements for the outbuilding & decided to reduce the size of the outbuilding with space for the car park at the rear. The other reason is to keep vehicular access via the alleyway as I was advised the neighbour tried to block the alleyway. The rear part of the garden has vehicular access from the alleyway between no. 55 & 57. The GIA of the amended outbuilding is under 30sqm. The car park is open with already built walls around it. The window openings in the car space can be blocked off if needed. Eaves are 2250mm high from the external level & maximum height is under 4m. The outbuilding will be solely used for storage purposes to store the landlord's items. The car space will be used by the landlord exclusively for loading/unloading items. The landlord doesn't live at the property & visit the property occasionally for maintenance purposes. The property has no vehicular access in front of the property.