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Town Planning Consultancy

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Our ref: CWA/CMW/pl/1448

Date: 6th October 2022

London Borough of Haringey
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ.

VIA THE PLANNING PORTAL ONLY

Dear Sir or Madam,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN & COUNTRY PLANNING (GPD) ORDER 2015 (AS AMENDED)
SITE AT 2 WOODSIDE AVENUE, LONDON N6 4SS
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR PROPOSED WORKS
PLANNING PORTAL REF: PP-11453439

We refer to the above site, and to the application for a Lawful Development Certificate (LDC) in respect of the demolition of existing garage, the erection of detached outbuilding for incidental use as a double garage, home office and gym, and for associated alterations to the boundary enclosure and garage access on Lanchester Road.

In addition to the application form and this covering letter, the following documentation is submitted:-

- Site location plan no. 585-LOC-P1;
- Existing site plan no. 585-106-P1;
- Proposed drawing nos. 585-100-P1 to 585-105-P1 (inclusive); and
- Prior Approval HGY/2022/2340 (for demolition of garage).

In assessing this application, the LPA is requested to note the following:-

The Application Site

The application site is located on the south-east side of Woodside, at the junction with Lanchester Road. The site is occupied by a substantial detached, two storey single dwellinghouse (Use Class C3) ("the Dwellinghouse") which has been extended to each side, to the rear, and at roof level.

The site includes a front forecourt with carriage drive, and a rear garden. A detached garage, accessed

from Lanchester Road, is located at the foot of rear garden. Prior Approval was granted on 21st September 2022 under reference HGY/2022/2340 for the demolition of the garage. Prior Approval was required because the volume of the garage exceeds 50 cubic metres.

The application site is not located within a conservation area, and is not subject to an Article IV Direction. There are no conditions attached to implemented planning permissions which remove or limit permitted development rights.

The Proposal

The applicant proposes, under Class E of Part 1 to Schedule 2 of the GPDO 2015, the construction of a single storey, detached outbuilding ("the Outbuilding") for incidental use associated with the Dwellinghouse.

The Outbuilding, which would be located in the rear part of the Dwellinghouse's rear garden, would be used by the applicant and her family as a double garage, home office, and gym. The Outbuilding would also contain a changing room and a toilet.

The construction of the Outbuilding would also require the demolition of the existing garage, and access to the new garage element of the Outbuilding would require alterations to a short section of the means of enclosure along the Lanchester Road frontage, and an adjustment to the position of the existing dropped kerb.

The Proposed Outbuilding - Compliance with Class E of Part 1 to Schedule 2 of the GPDO 2015 (as amended)

The Outbuilding would be used solely for purposes incidental to the enjoyment of the Dwellinghouse, specifically as a replacement garage, a home office and a gym. A small changing and shower room, and a WC, would also be provided. The Outbuilding would not provide self-contained residential accommodation or primary living accommodation such as a bedroom, bathroom or kitchen. The proposal therefore meets the definition of permitted development under Class E(a).

Under Class E, the provision within the curtilage of a dwellinghouse of any building for a purpose incidental to the enjoyment of the dwellinghouse is permitted development subject to compliance with the limitations set out under paragraphs E.1, E.2 and E.3, and to the interpretation of the class under E.4.

Under paragraph **E.1**, the construction of the proposed outbuilding would not conflict with sub-paragraphs (a) to (k) as follows:-

- (a) The lawful status of the Dwellinghouse does not derive from a change of use under Class G, M, MA, N, P, PA or Q of Part 3 of the Schedule;
- (b) As a result of the proposed works, the total area of ground covered by buildings, enclosures and containers within the curtilage of the dwellinghouse (other than the original Dwellinghouse) would not exceed 50% of the total area of the curtilage excluding the ground area of the original Dwellinghouse;
- (c) No part of the Outbuilding would be situated on land forward of a wall forming the principal elevation of the Dwellinghouse;

- (d) The Outbuilding would have a single storey;
- (e) The Outbuilding would not be located within 2 metres of the boundary of the curtilage of the Dwellinghouse, and the height of its dual-pitched roof would not exceed 4 metres (as measured from the highest part of the surface of the ground adjacent to the proposed outbuilding);
- (f) The height of the eaves of the Outbuilding would not exceed 2.5 metres;
- (g) The Outbuilding would not be located within the curtilage of a listed building;
- (h) The proposal would not include the construction or provision of a verandah, balcony or raised platform;
- (i) The proposal does not relate to a dwelling or a microwave antenna;
- (j) The proposal does not relate to a container with a capacity in excess of 3,500 litres; and
- (k) The Dwellinghouse was not built under Part 20 of Schedule 2.

Under paragraph E.2, the application site is not located within an AONB, the Broads, a National Park or a World Heritage Site. Under paragraph E.3, the application site is not Article 2(3) land. Paragraph E.4 is not relevant to the proposed use of the Outbuilding.

Associated works

The full construction of the Outbuilding would require the demolition of the existing detached garage in the rear part of the site because the footprints of the two structures partially overlap. The demolition would be lawful under Prior Approval HGY/2022/2340 granted on 21st September 2022.

The proposal also comprises alterations to the existing means of enclosure along a short stretch of the Lanchester Road frontage. A section of the existing tall metal railings with gates would be removed, and two lengths of lower timber fencing would be erected each side of the adjusted location of the garage access. Short sections of timber fencing would also be erected adjacent to each corner of the elevation of the Outbuilding that would front Lanchester Road. These works would be lawful under Class A of Part 2 to Schedule 2 of the GPDO 2015 (alteration of an existing means of enclosure). The highway authority would be requested to adjust the position of the existing dropped kerb.

For the above reasons, it is considered that the proposal would be lawful in planning terms. We therefore look forward to the early and favourable determination of this LDC application. In the meantime, if you require any further information, please do not hesitate to contact us.

Yours faithfully,



CHRISTOPHER WICKHAM ASSOCIATES

c.c. Ms Sonia Farhadi