

Pencil and Brick

22nd December 2022

Project Site : 4 Mount Pleasant Road, Haringey, N4 4HD

Planning Statement

Introduction:

This permitted development application has a description of the proposal '*Erection of single-storey outbuilding in rear garden for purposes incidental to the enjoyment of the dwelling, including home office, home cinema, music practice and playroom.*' This document is in support of the permitted development application and to be read in conjunction with the drawings submitted as part of this application.

There are two land titles that form the curtilage at this address. There is no physical distinction between the two land titles. The definition of 'curtilage' is taken from the 'Technical Guidance, Permitted development rights for householders, issued September 2019' as quoted below.

"Curtilage" - is land which forms part and parcel with the house. Usually it is the area of land within which the house sits, or to which it is attached, such as the garden, but for some houses, especially in the case of properties with large grounds, it may be a smaller area.

The section below quotes from legislation 'The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 - Permitted Development Rights - Class E, buildings etc incidental to the enjoyment of a dwellinghouse, with our clarifications on how the proposal works to satisfy each requirement.

Permitted development:

E. The provision within the curtilage of the dwellinghouse of—

- a. any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
 - o The proposed uses within this application, 'home office, home cinema, music practice and playroom' are all incidental to the enjoyment of the dwellinghouse.
- b. a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
 - o The proposed outbuilding will not be used to store oil or liquid petroleum gas.

Development not permitted:

E.1 Development is not permitted by Class E if—

- a. permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
 - o This is not applicable to this application.
- b. the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
 - o The footprint of the proposed outbuilding is 17% of the total area of curtilage (excluding the footprint of the original dwellinghouse).
- c. any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

- No part of the outbuilding is on land forward of a wall forming the principal elevation of the original dwellinghouse.
 - Refer to drawings submitted as part of this application.
- d. the building would have more than a single storey;
 - The proposed outbuilding is only one storey.
 - Refer to 100b-EX-PR-200 for the proposed height of the outbuilding.
- e. the height of the building, enclosure or container would exceed—
 - i. 4 metres in the case of a building with a dual-pitched roof,
 - This is not applicable to this application, the proposed outbuilding has a flat roof.
 - ii. 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - The proposed outbuilding is within 2 metres of the boundary of the curtilage of the dwellinghouse and the proposed height of the outbuilding does not exceed 2.5 metres.
 - Refer to 100b-EX-PR-100 for proximity to the boundary of the curtilage of the dwellinghouse.
 - Refer to 100b-EX-PR-200 for the proposed height of the outbuilding.
 - iii. 3 metres in any other case;
 - This is not applicable to this application.
- f. the height of the eaves of the building would exceed 2.5 metres;
 - The proposed outbuilding has a flat roof and a height that does not exceed 2.5 metres.
- g. the building, enclosure, pool or container would be situated within the curtilage of a listed building;
 - This is not applicable to this application, the original dwellinghouse is not a listed building.
- h. it would include the construction or provision of a verandah, balcony or raised platform;
 - The proposed outbuilding does not include the provision of a verandah, balcony or raised platform.
- i. it relates to a dwelling or a microwave antenna; or
 - This is not applicable to this application as the proposed outbuilding will be incidental to the original dwellinghouse.
- j. the capacity of the container would exceed 3,500 litres.
 - This is not applicable to this application.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- a. an area of outstanding natural beauty;
- b. the Broads;
- c. a National Park; or
- d. a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

- This is not applicable to this application as the land within the curtilage of the dwellinghouse forming this application is not within any of the designated land areas within paragraph E.2 above.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

- The land within the curtilage of the dwellinghouse forming this application is within article 2(3) land, under the Stroud Green Conservation Area.
- There is no article 4 direction on this land.

- The original dwelling house forms part of a terrace along Mount Pleasant Villas.
- No part of the proposed outbuilding is proposed to be situated on land between the wall forming a side elevation of the dwelling and the boundary of the curtilage of the dwellinghouse.

Conclusion:

As set out above, this permitted development application adheres to principles set out within '*The Town and Country Planning (General Permitted Development) (England) Order 2015*' and we understand that this leads the proposed outbuilding to be permitted development.

Yours Sincerely,

Matthew Barry, ARB
Architect

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