



Planning Statement

**14 Shakespeare Gardens,
East Finchley,
N2 9LJ**

April 2023

Introduction

This Planning Statement has been prepared in support for a planning application at:

‘14 Shakespeare Gardens, East Finchley, N2 9LJ’

The address contains an existing semi-detached property.

The proposed development description is:

‘The erection of a residential outbuilding’

This report:-

- sets out the site context and surroundings
- establishes the planning constraints
- reviews the site history
- outlines the proposal in detail, and
- sets out the planning considerations for the determination of the application

In reviewing the above, the report concludes that the proposed development should be considered in accordance with local and national planning policy and guidance, and requests that permission be granted.

Site context & surroundings

The site is located in a suburban area to the east of East Finchley, and north of Cherry Tree Wood park.

The immediate area is characterised by semi-detached, two storey residential properties accessed via a Close. The applicant property reflects this pattern.

The property is accessed via Shakespeare Gardens, with the rear garden accessible through the house only. The garden has a depth of 17m.

Planning Constraints

No site or locationally specific planning constraints have been identified.

Planning History

A review of the information available on Haringey Borough Council’s website identifies no planning history of relevance to this application.

Proposal

The proposed development comprises the construction of a single storey building to be erected to the rear of the existing primary residential building.

The proposal description is

‘The erection of a residential outbuilding’

The proposed outbuilding is:

- 8.6m (w) x 4m (d) (34.4 sq.m);
- Has a ‘flat’ single pitched roof, with a maximum ridge height of 3m and an eaves height of 2.5m;
- To have Black UPVC windows and doors; pine elevational treatment; grey EDPM roof.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.

The Development Plan comprises the following documents:

- London Plan (2021)
- Haringey ‘Local Plan’ made up of a collection of documents, the most relevant being:
- Haringey ‘Development Management DPD’

ASSESSMENT

The London Plan (2020), nor the Haringey Local Plan have policies for or against the principle of outbuildings with private gardens, however, it is considered that the primary issues are impact on the street scene, neighbouring amenity, and impact on the Area TPO.

Policy DM7 of the Development Management DPD appears to apply to the development of new dwellings or other uses within rear gardens but makes no specific reference to residential outbuilding. Notwithstanding this, the proposal would comply with the principles of the policy in that local street character and amenities are protected, and that suitable garden space remains within the plot for use by the residential occupiers.

As outlined below, the proposed development is designed to have the most minimal impact possible whilst performing its proposed function as a gym and garden room.

The proposed development is of high quality, and proposed to be finished to a high standard.

The proposed outbuilding would fall within the provisions of Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Class E, were the building not 50cm higher than permitted through this method. The building's height has been increased to facilitate the building's use as a gym, and to increase light ingress.

The Council is therefore essentially being asked to determine the impact of the top 50cm of the building on the street scene, which is considered extremely limited.

Impact on the Character of the Area

The proposed gym and garden room building is of modest scale and sits to the rear of the existing property.

The proposed design of the building is to make it as subservient in appearance as possible, to limit any visual impact. The proposed building is limited in size only to the scale that is required for it to act comfortably as a gym and garden room.

The proposed building cannot be seen from the street or any area of public space. Very limited visibility may be possible from Indigo Walk, although local land ownership is such that two fences would sit between the building and any path users, along with approximately 3.5m of distance. The building would therefore have no impact on path users.

The proposal does not result in the loss of any trees that would otherwise have a positive impact on the local street character.

Impact on neighbouring amenity

The proposed outbuilding is not considered to have any impact on surrounding neighbouring properties by virtue of distance and sheltering by the existing planting and boundary treatments. Similarly, no overshadowing or overlooking is expected.

Conclusion

The Statement has been prepared in support of an application for

'The erection of a residential outbuilding'

at

'14 Shakespeare Gardens, East Finchley, N2 9LJ'

The proposed building is a modest residential outbuilding within an appropriate context. The building design ensures no impact upon local character, neighbouring amenity, or trees.

In light of the above, it is considered that the proposal is consistent with local and national policy and guidance, and Haringey Borough Council are requested to positively determine the planning application in line with their normal procedure.