



Haringey Council

Date: April 2023



Planning statement

90, Weston Park, N8 9PP

Dear Sir/Madam,

This application is submitted to the **Haringey Council** on behalf of our client, **Ms. Janine Ratcliffe**, and relates to an application for the proposed erection of an outbuilding in the rear garden of **90 Weston Park, N89PP**.

The following documents are submitted in support of the application:

- The completed Application Form;
- Site location plan;
- CIL Form;
- Planning statement (this document);
- Existing and Proposed Drawings (prepared by Boano Prismontas Ltd).

The planning application fee and the Planning Portal's service charge have been paid online on the Planning Portal.



90 Weston Park (marked with the red dot)



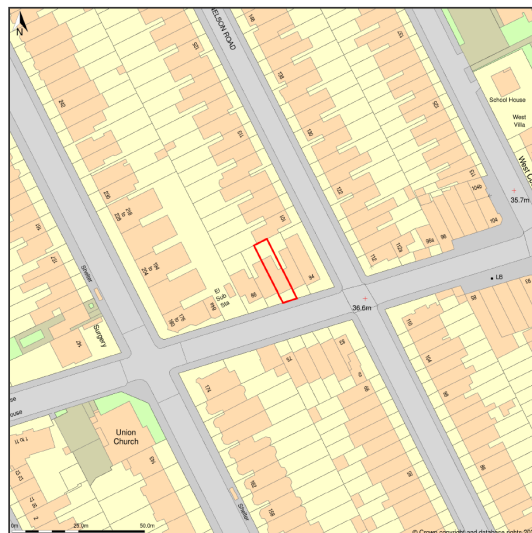
90 Weston Park (marked with the red dot)

Site and surroundings

The application's property is a three-storey terraced house located in the Haringey area. The property is split into three flats and comprises the ground, first floor, and second floor. The rear garden of the property extends North-West and borders the neighboring gardens of the properties on Weston Park (92 and 88) and Nelson Road (101).

The site is not part of any conservation area and the property is not listed.

[90, Weston Park, Hornsey, London, Haringey, N8 9PP](#)





Proposed development

The existing rear garden features an old timber frame shed that is in poor condition and needs repairs. The proposed garden room would be erected in place of the existing shed, at the rearmost part of the rear garden, and would have **a rectangular footprint with a total area of approx 6 sqm**. The structure would have a **maximum height of 2.5 meters above ground level**.

Our client works from home and would like to use the outbuilding as a home office, **ancillary, and incidental to the residential use of the flat. No sleeping accommodation will be provided.**

The specifications of the outbuilding are detailed in the drawings submitted in support of the application.

Planning history

[CPS/0000/9470/](#)

[OLD/1979/1518](#)

[OLD/1959/0771](#)

Architecture and urban design

The proposed outbuilding will be located in the northwestern corner of the garden and will replace an existing timber shed that needs repairs. **The new outbuilding will be used as a home office ancillary to the main residential use of flat A.**

The garden office will be constructed **on the surface of the garden without the need for excavation of foundations or the removal of soil**. It will have a width of **2.6** meters, a length of **2.15** meters, and a flat roof with a max height of **2.5** meters above ground level. The total area of the outbuilding will be approximately **6** square meters.

The garden room will be constructed with sustainable materials and will be clad with **timber**. A glazed door with a metal frame will face the side elevation and provide access to the home office. A window with a metal frame will be installed to the side to provide natural light and ventilation to the garden room. As shown in the submitted drawings, **a gap of 0.3 meters will be retained between the structure and the garden boundary on all sides.**

The proposed garden room will fit into the existing context and **will not create any terracing effects**, as the structure does not adjoin other buildings and will not be visible from any public space. The neat and

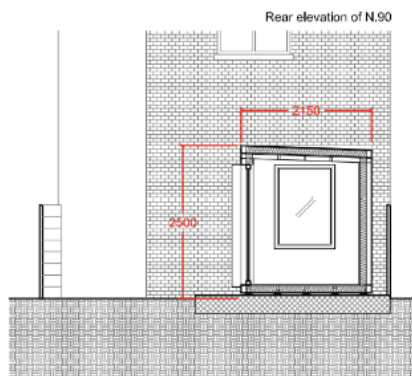
contemporary design of the proposed development, together with the use of timber cladding, will ensure that **the new structure will blend with the surrounding townscape and preserve the openness and verdant character of the back gardens of this urban block.** The outbuilding will make a positive contribution to the local townscape and will not disrupt the alternation of built-up areas and open spaces that characterizes it.

The massing and height of the proposal will be proportionate to the size and depth of the garden and will preserve most of the existing private amenity space, which will continue to be usable by occupiers and capable of being planted. The lightweight structure will have natural materials that will reinforce its ancillary role as a garden room. By the use of low-key but elegant cladding, the new volume will avoid clashing with the language of the main building and of the surrounding terraces and will preserve the distinctiveness of the area.

Residential amenity

The garden room will be located well away from the rear elevations and rear-facing windows of the surrounding properties and will have a modest mass that will not create any overbearing or enclosing effect.

The building is to be used for ancillary purposes for the enjoyment of the host flat, so the proposed development **will not have an impact on the loss of light to any neighboring windows, outlook, privacy, and overlooking.**



PROPOSED SECTION

The proposed office/gym



Haringey Council

Date: April 2023



Trees

The new structure **will not have concrete foundations and will be built on ground screws instead**. These are specifically recommended for small buildings in gardens where roots might be present. The structure will also be built with timber and lightweight materials.

Conclusions

The proposed development will provide the existing house with sufficient space for home working and it will improve the living conditions of its occupants. The garden room will have a sensitive and unobtrusive design that will preserve the open character of the rear garden and of the surrounding area and will not have any impact on the appearance of the host building.

The proposals will not create any negative effects on the residential amenity of neighbors and will improve the residential amenity of the occupants of 90 Weston Park

For these reasons, it is submitted that the proposal will comply in full with the policies of the Council's development plan and that, as a consequence, planning permission should be granted.

We trust that the submitted information is sufficient for determining the planning application. If however, you require any further information or clarification, please do not hesitate to contact me via email or by phone at 07447041224.

Yours faithfully,

Tomaso Boano