

Planning Assessment

Site Address: 20 Bennington Road Haringey N17 7NU

Update number: 1

Applicant: Mrs Turkan Eren

Date: Wednesday, 29 July 2026



goldensword.

Prepared by:

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Principle of Development

The proposal involves the demolition of the existing rear conservatory and garden shed and the erection of a single-storey detached outbuilding for use as a hobby room and private gym ancillary to the main dwellinghouse.

The proposed use is domestic and incidental to the enjoyment of the dwellinghouse. The outbuilding would not be used as a separate dwelling, commercial gym, business premises or independent residential accommodation.

The principle of providing a domestic outbuilding within the residential curtilage is therefore acceptable, subject to its design, scale, effect on residential amenity and impact upon the Tower Gardens Conservation Area.

Demolition of the Existing Conservatory and Shed

The proposal includes the **complete demolition of the existing rear conservatory and garden shed**.

Historical Google Earth imagery dated **6 March 2022** confirms that the conservatory was already present at the property by that date. Nevertheless, the conservatory would not be retained as part of the completed development.

Its removal would return the area immediately behind the dwellinghouse to open garden use. This would create a clearer separation between the main house and proposed outbuilding and provide a more coherent and usable garden area adjoining the principal living accommodation.

The applicant would accept a planning condition requiring the existing conservatory and shed to be demolished before the proposed outbuilding is first brought into use. This would ensure that the conservatory and proposed outbuilding could not be retained simultaneously.

Garden Area and Ground Coverage

The existing property benefits from approximately **91.71 sqm of rear garden**, together with an existing detached shed measuring approximately **5.71 sqm**.

The proposed outbuilding would provide approximately **41 sqm** of internal accommodation. Following the proposed development and removal of the existing conservatory and shed, approximately **62.64 sqm of open and usable rear garden would remain**.

The proposed arrangement would therefore comprise:

- Proposed hobby room and private gym: **41 sqm**
- Remaining open rear garden: **62.64 sqm**
- Combined area: **103.64 sqm**

On this basis, the proposed outbuilding would occupy approximately:

$$41 \div 103.64 \times 100 = 39.6\%$$

Approximately **60.4% of the rear garden would remain open and undeveloped**.

The proposal would therefore preserve the majority of the rear garden as functional private amenity space. The retained garden would remain sufficient for recreation, landscaping, planting and ordinary family use.

The property also benefits from a separate front green area of approximately **22.84 sqm**, providing further external landscaped space within the residential curtilage.

Relationship with the Class E Ground-Coverage Benchmark

Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 provides that the total area of ground covered by relevant buildings and structures, excluding the original dwellinghouse, should not exceed 50% of the relevant curtilage.

The current proposal is submitted as an application for express planning permission. Compliance with the Class E limitations does not, by itself, determine whether planning permission should be granted. Nevertheless, the Class E ground-coverage limitation provides an established and relevant benchmark when assessing whether a domestic outbuilding is disproportionate to the available residential curtilage.

The proposed outbuilding would occupy approximately **39.6% of the relevant rear garden area, leaving approximately 60.4% open**. The proposal would therefore remain comfortably below the general 50% ground-coverage benchmark.

The conservatory would be entirely demolished and would consequently not contribute to the resulting ground coverage. The existing shed would also be removed and replaced by the proposed outbuilding rather than retained as an additional structure.

The numerical assessment therefore demonstrates that the proposed development would not result in the excessive enclosure or development of the rear garden.

Scale, Height and Massing

The proposed outbuilding would remain single-storey and would have a limited maximum height of approximately **3 metres**.

Despite providing 41 sqm of internal space, the structure would have a low-profile design and would remain substantially lower and subordinate to the existing two-storey dwellinghouse.

The building would be situated at the far end of the rear garden, physically separated from the main house. This arrangement would prevent the development from appearing as an extension of the dwelling or an additional independent residential building.

Its modest height, simple form and position at the rear of the site would reduce its visual prominence and perceived mass.

The assessment of scale should not therefore be based solely upon the internal floor area. It must also take account of the substantial garden area retained, the building's limited height, its detached position and the complete removal of the existing conservatory and shed.

Intended Use

The outbuilding would be used solely by the occupants of the main dwellinghouse as a hobby room and private gym.

The use would remain incidental and ancillary to the residential enjoyment of the property. It would not generate customers, employees, organised classes, commercial deliveries or additional parking demand.

The outbuilding would not have a separate postal address, independent access, private garden or parking space. The primary living, sleeping and cooking accommodation would remain within the main dwellinghouse.

The proposal would therefore not create a separate planning unit or additional dwelling.

Residential Amenity

The proposed outbuilding would be single-storey and positioned at garden level. It would not introduce any elevated windows or raised external areas capable of overlooking neighbouring properties.

Its openings would principally face towards the application property's own garden. The proposal would therefore preserve the privacy of adjoining occupiers.

The limited height and rear-garden location would also ensure that the building would not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring residential accommodation.

The private domestic gym and hobby use would not materially exceed the level of activity ordinarily associated with the residential use of the house and garden. No commercial activity is proposed.

The proposal would therefore preserve the living conditions of neighbouring occupiers.

Impact on the Tower Gardens Conservation Area

The application site lies within the Tower Gardens Conservation Area. The special interest of the area is principally experienced through the planned street layout, consistent architectural character of the dwellings, roof forms, elevations and relationship between the buildings and the streetscape.

The proposed outbuilding would be positioned entirely within the private rear garden. It would not alter the principal elevation, original roof form or characteristic architectural detailing of the end-of-terrace dwellinghouse.

Due to its rear position and limited height, the outbuilding would not be prominent in public views from Bennington Road. It would not interrupt the established rhythm or visual coherence of the terrace.

The demolition of the existing conservatory would remove a later addition attached directly to the rear of the property. Returning this area to garden use would improve the visual separation between the original house and the proposed ancillary outbuilding.

The proposal would therefore preserve the architectural prominence of the original dwelling and the character and appearance of the Tower Gardens Conservation Area.

Overall Assessment

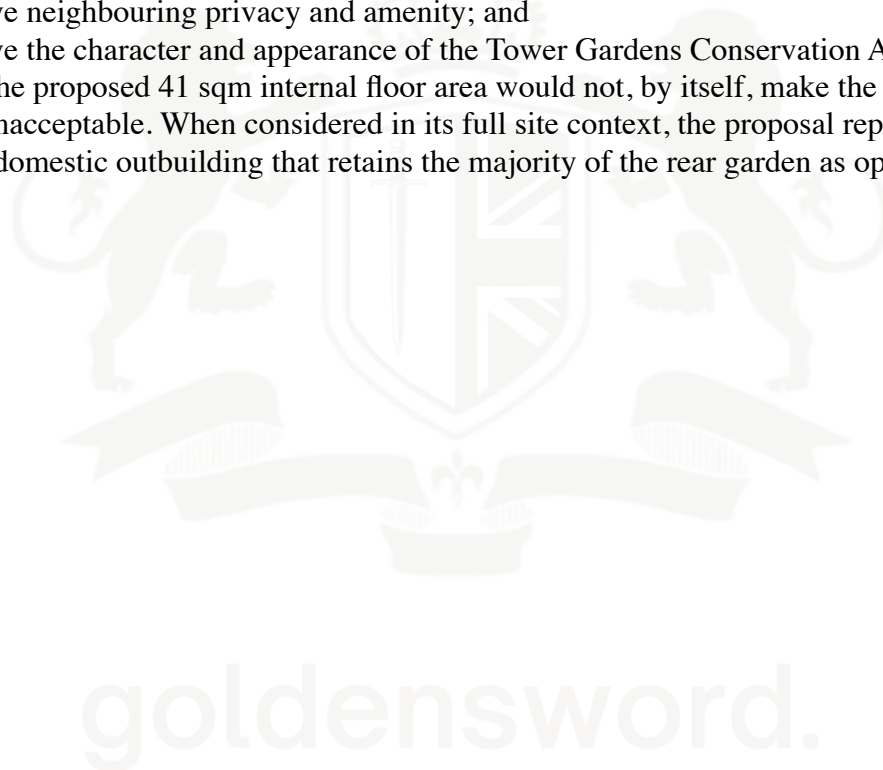
There is no identified national or local planning policy that imposes a specific maximum internal floor area for a domestic hobby room or gym outbuilding.

The acceptability of the proposal should instead be assessed by reference to its proportionality, retained garden area, height, design, visibility, intended use, effect on neighbouring amenity and impact upon the conservation area.

The development would:

- Retain approximately **62.64 sqm of open rear garden**;
- Leave approximately **60.4% of the rear garden undeveloped**;
- Remain below the general **50% ground-coverage benchmark**;
- Secure the complete demolition of the existing conservatory and shed;
- Remain single-storey and approximately 3 metres in height;
- Remain subordinate to and physically separated from the main house;
- Be used only as a private hobby room and gym ancillary to the dwelling;
- Preserve neighbouring privacy and amenity; and
- Preserve the character and appearance of the Tower Gardens Conservation Area.

Accordingly, the proposed 41 sqm internal floor area would not, by itself, make the development excessive or unacceptable. When considered in its full site context, the proposal represents a proportionate domestic outbuilding that retains the majority of the rear garden as open amenity space.



Feel free to have a discussion or contact us,

Thanks.



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