PLANNING SUPPORTING STATEMENT

Proposed Timber-Framed Garden Room and Garden Store

Flat 4, Glace-Apartments, 11 Cross Lane, Hornsey, London, Haringey, N8 7GE

1. Introduction

This Supporting Statement has been prepared in support of a proposal to provide a small timber-framed garden room and store within the private garden serving Flat 4, Glace-Apartments, 11 Cross Lane, Hornsey.

The building will measure approximately **3.4 metres in length by 2.2 metres in depth**, with a maximum height of **2.58 metres**, providing a flexible ancillary space associated with the ground-floor apartment.

It will **not** provide independent residential accommodation or create a separate planning unit.

2. The Proposed Development

The proposed building will be of lightweight timber-frame construction, clad in Western red Cedar on the front and left sides and Marley Cedral to the rear and right sides (boundary sides). With a footprint of approximately **7.5 square metres**, it has been designed to provide a practical garden room and storage facility while maintaining the majority of the garden as open amenity space.

The building will be located along the **northern boundary**, making efficient use of the more peripheral part of the garden and avoiding unnecessary encroachment into its principal usable area.

3. Siting and Boundary Treatment

The proposed location has been selected having regard to the existing enclosure of the garden.

Immediately to the north is an approximately **1.8 metre high close-boarded fence**. To the east is an existing **timber-slatted faced retaining wall approximately 3.0 metres or more in height**, while the southern boundary is formed by a **1.8 metre high close-boarded fence with concrete posts and gravel boards**.

These existing features provide a strong sense of enclosure and will limit the visual prominence of the proposed building when viewed from adjoining properties and land.

At **2.58 metres high**, the garden room will remain relatively low in relation to the surrounding boundary structures and will sit comfortably within the established garden environment.

4. Visual Impact and Character

The proposal is a simple, small-scale garden building whose form and materials are appropriate to its residential setting.

Its location along the northern boundary minimises its impact on the wider garden and ensures that it does not become a dominant feature. The timber construction will also provide a lightweight and domestic appearance.

Given its modest footprint and height, together with the existing boundary enclosure, the building will have a limited visual impact on the surrounding area.

5. Residential Amenity

The proposal has been designed to avoid unacceptable impacts upon neighbouring residential amenity.

The existing fences and retaining wall provide substantial separation from adjoining properties, while the building's modest height and position within the garden will minimise any potential overbearing effect.

The garden room will remain ancillary to Flat 4 and is not intended to function as independent residential accommodation. It will therefore not result in a separate dwelling or an inappropriate intensification of the residential use of the site.

6. Garden Amenity Space

The proposed building will occupy only a small proportion of the existing private garden. Its peripheral location allows the principal open area of the garden to remain available for normal recreational and amenity purposes.

The proposal will therefore retain the garden's primary function as private amenity space for the occupants of Flat 4.

7. Planning Considerations

The principal considerations are the scale and siting of the building, its visual relationship with the garden and surrounding properties, and its effect upon neighbouring amenity.

The proposal responds positively to these considerations through its **small footprint, low profile, peripheral location and relationship with the existing boundary treatments**.

It represents a proportionate form of ancillary domestic development that would complement, rather than compete with, the existing residential accommodation.

8. Conclusion

The proposed timber-framed garden room and store is a modest ancillary development providing useful additional space for the occupants of Flat 4.

Its **3.4m x 2.2m footprint and 2.58m maximum height**, combined with its position along the northern boundary and the existing substantial enclosure, ensure that it will have a limited visual presence and will not dominate the garden or surrounding properties.

The development will retain the majority of the garden as usable private amenity space, will not create an independent residential unit, and will not result in an unacceptable impact upon neighbouring residential amenity.

The proposal is therefore considered to be an appropriate and proportionate form of domestic garden development and planning permission is respectfully requested.