

## **PLANNING STATEMENT**

*this document is an integral part of the:*

**59 Creighton Road N17 8JU**

**(Demolish the Existing Structure and Construct a New  
Outbuilding)**

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drawings, images and diagrams contained within this document are not to scale.

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## INTRODUCTION

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This statement has been prepared in support of a planning application to demolish the existing outbuilding and construct a new outbuilding at the rear of the property. The statement below outlines an understanding of the local character of the property at 59 Creighton Road N17 8JU. It states how the proposal fits into its environment and suits its ongoing and future needs.

This document is to be read in conjunction with the following Architectural Drawings and documentation:

2-D Plans:

1. 59 Creighton Road N17 8JU-SD.24056\_LocationPlan
2. 59 Creighton Road N17 8JU-SD.24056\_A101
3. 59 Creighton Road N17 8JU-SD.24056\_A102
4. 59 Creighton Road N17 8JU-SD.24056\_A103

## EVALUATION & APPRAISAL

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### USE

The application site is firmly situated in an established residential area. The Outbuilding will be an extension to the existing house and will be built keeping in mind with the surrounding area in terms of character – which will be discussed in greater detail in the APPEARANCE section of this statement.

### LAYOUT

We are proposing to construct a new outbuilding in the rear garden. The outbuilding was designed keeping in mind the householder guidelines set by the council. It will be constructed in high-quality materials that complement the host property's character. Its use will be ancillary to the main host property. The outbuilding will be used as a storeroom/ play area and gym room.

### SCALE

Given the position of the outbuilding at the end of the garden, set away from neighbouring properties, it is not considered that its scale would harm neighbour's living conditions. It is considered to be an appropriate scale and design that would not be out of character with the surrounding area.

## CONCLUSION

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The proposal accords with planning guidance. The proposed development is designed in such a way as to be sympathetic to the character of the street scene and to have a minimal impact on neighbouring properties. We, therefore, believe that this is a scheme that the council can support.