



j a n e l i n d s a y

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Planning Service
London Borough of Greenwich
The Woolwich Centre
Wellington Street
Woolwich
SE18 6HQ

8th January 2021

Application for a Retrospective Planning Application

Dear Sir/Madam

Retrospective Householder Planning Application for the Erection of a Home Office in the Rear Garden of 63 Roan Street, London SE10 9JY

We are looking to retrospectively apply for Householder Planning permission for the constructed Home Office erected in the rear garden of this property.

The owners had mistakenly assumed that the structure would be permitted under the Town & Country Planning (GDPO) Order 2015. The eaves of the property is 2.5m but the height of the flat roof (with sedum finish) is 2.885m; this is above that permitted under the GDPO (when the structure is within 2m of the curtilage).

However, this development complies with all other policies relating to the erection of outbuildings within the confines of the GDPO, namely:-

Under Class E b) The total ground covers by building (other than the original dwelling house) does not exceed 50%

Under Class E c) The building is not situated front of the principal elevation

Under Class d) The building is single storey

This retrospective application is therefore for a Householder Planning Application.

Director : Jane Lindsay Denham BA (Hons) Dip Arch (Dist) Architecture

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Registered Office 77 Avery Hill Road, London SE9 2BJ
Company no 11026145

Submitted with this application are the following:-

Site Photographs

Sedum Roof Detail

DD21-01/GA/HP/001A

OS Map and Block Plan

DD21-01/GA/HP/002A

Existing (as Implemented) Plans

DD21-01/GA/HP/003A

Existing (as Implemented) Elevations

Proposals

The property is not on Article 2(3) Land nor in a conservation area.

With reference to Greenwich Council's Residential Extensions, Conversions and Basements SPD, item 6.9:-

Outbuildings should be in proportion to the original house and should not impact upon the open character of the surrounding area. They must be sensitively designed taking into account the neighbouring properties including for daylight, sunlight and privacy.

63 Roan Street sits on the end of a terrace facing an open green area. The area adjacent to the property is not used.

The orientation of the outbuilding is such that it is as far away from no 65 Roan Street as possible. It has been designed around an existing beautiful cherry tree which offers privacy to the rear properties overlooking the site from Randell Place and Haddo Street. The corner location of the outbuilding makes it visibly less intrusive than it would if it ran parallel to the host building.

The size of the outbuilding is in proportion to the original house. It is almost 15m² internally, which creates a useable space, but sits comfortably in the rear garden.

The external varnished cedar cladding is in keeping and visually pleasing. The trellis on the southern boundary will facilitate the growth of creeping plants to again enhance the area.

The flat roof with sedum covering is in keeping within the vicinity. The planted roof helps integrate the building within the garden space.

The fenestration has been kept to a minimum to ensure privacy. The glazed sliding doors face the northern garden boundary fence. The orientation therefore allows more privacy than had it been located along the rear garden wall, as is usually the case with outbuildings.

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Whilst the height of the outbuilding exceeds that allowed under Permitted Development, we do not believe that the 2.885m finished height has any adverse effect on any neighbours. The additional 35cm has no adverse impact on the daylight or sunlight enjoyed by the neighbours. There is no adverse sense of enclosure created due to its orientation away from the immediate properties.

Conclusion

It is unfortunate that the owners did not fully appreciate the height criteria for building an outbuilding in their garden. It was their intention to comply with the Permitted Development constraints.

This outbuilding, during Covid19 times, is essential additional space for the family to work from, and we respectfully ask for a retrospective Householder Planning Application to be approved in this instance.

Of course, should you require additional information or clarification, please do not hesitate to contact me.

Yours sincerely,

Jane Denham
BA(Hons) Dip Arch (Dist) Architecture RIBA Part 3.

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