

OCC, Building  
A, 105 Eade  
Road, London  
N4 1TJ

**Email:** info@eadeplanning.com  
**Office:** 020 8150 1820  
**Mobile:** 07815 794 958

## Planning Statement

Lawful Development Certificate

For

The erection of an outbuilding

Land at

55 Fairfield Road, London N18 2QP

By

Eade Planning Ltd

September 2023

## **Introduction**

The plot at 55 Fairfield Road is located within the LB of Enfield. The site has an area of approximately 200 sq. m. At present the site is occupied by dwellinghouse (C3 residential).

The site is surrounded by terraced properties which are of similar scale along Fairfield Road and is heavily characterised by moderately sized 2 storey buildings.

The application site is visibly 3 storeys and can be considered as new build matching its original counterpart. The property has been in its lawful use as a dwellinghouse

The primary objectives of this statement are to demonstrate that the involved development is lawful and has progressed in accordance with the National and Local Policies.

This statement should be read in conjunction with the submitted existing and proposed floor plans, elevations and section.

## **Proposal**

This application seeks planning permission for the erection an outbuilding for ancillary use to the main dwellinghouse.

The proposed works are to be matching the external appearance in materiality.

## **Relevant Legislation**

### Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

### Development not permitted

E.1 Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

- (d) the building would have more than a single storey;
- (e) the height of the building, enclosure or container would exceed—
  - (i) 4 metres in the case of a building with a dual-pitched roof,
  - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
  - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna; or
- (j) the capacity of the container would exceed 3,500 litres.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) an area of outstanding natural beauty;
- (b) the Broads;
- (c) a National Park; or
- (d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

## **Conclusion**

The massing and external appearance of the proposal has been carefully considered to ensure that it sits well within the existing context of the street and complies with all local and national requirements.

The applicant is keen to ensure that works are completed to high standards of construction, with regard to energy efficiency and sustainability the performance/durability of the building will also be improved.