



# Planning Permission, Architecture Designs & Structure Consultants

## PLANNING STATEMENT

### SITE ADDRESS:

**Dated:22-11-2023**

100 LENTHALL AVENUE LONDON RM17 5AL.

### PROPOSAL DESCRIPTION:

RETENTION OF REAR OUTBUILDING TO BE USED AS HOME OFFICE, STORAGE, AND GYM.

### PLANNING & DESIGN STATEMENT:

The application site is endterraced building. The proposal is for rear out building with flat roof profile and maximum height of 2.5meters from the ground level.

The area is characterised by two storey terraced residential properties. The existing property is not listed. The site is not located within a conservation area.

The proposal will provide a much-needed space to the occupants and additional home storage, office and indoor gym facility for the kids. It is our understanding that the rear outbuilding will not affect the amenities of the neighbouring properties.

According to the technical guidance which accompanies the GDPO, buildings under Class E should be built for purposes incidental to the enjoyment of the dwelling house.

The purposed outbuilding will be used only for incidental enjoyment purposes. The building owner has no plans to use the purposed outbuilding as secondary accommodation or another purpose. The outbuilding will be used as a home office, gym and toilet and storage area. The building owner had previously divided the outbuilding into sections to looks tidy. However, in the new proposal this is an open plan area except toilet facility.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.



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## **IMPACT UPON NEIGHBOURING AMENITY:**

The proposal has been drawn considering the effects/elements on neighboring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

## **QUALITY OF ACCOMMODATION:**

The proposal will provide an additional space to residential in terms of home storage, office, gym and toilet.

## **ASSESSMENT AND EVALUATION:**

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials. The proposed development would be incidental to the enjoyment of the dwellinghouse.

The proposed development complies with the relevant conditions, limitations or restrictions applicable to development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically the proposed development complies with **Class E**.