

PLANNING STATEMENT

Including:

- **Design and Access Statement**
- **Flood Risk Assessment**
- **Fire Strategy**

Erection of detached garden building in rear garden

79 Cheyne Walk
Southgate
Enfield
N21 1DD

November 2023

1.0 INTRODUCTION

1.01 This application seeks planning permission for the erection of a detached garden building in the rear garden of 79 Cheyne Walk, Southgate.



1.02 The proposed garden building would be positioned at the end of the rear garden and would form a home gym space.

1.03 The proposed building would have the following dimensions;

- ◇ Depth – 5.0 metres
- ◇ Width - 6.4 metres
- ◇ Height – 2.96 metres

2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

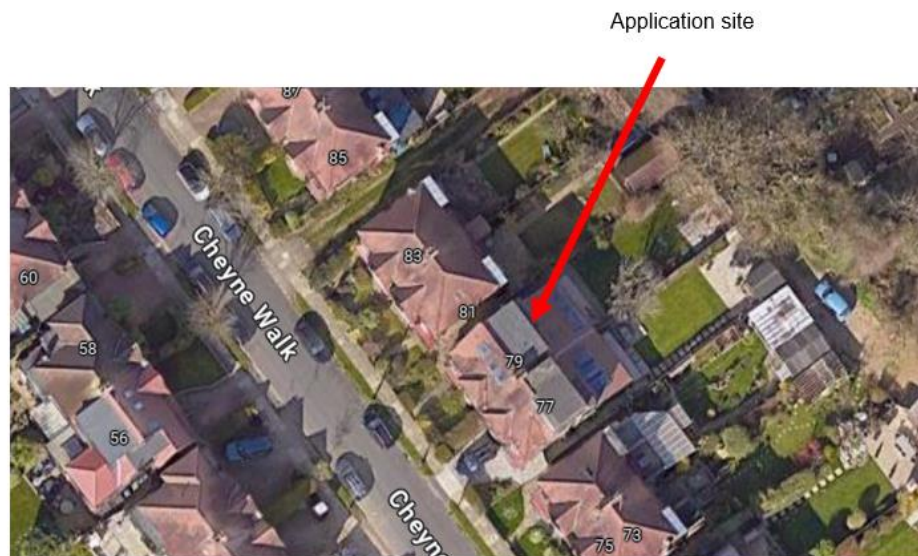
- ◇ Location Plan
- ◇ Existing and Proposed Block Plan
- ◇ Proposed drawings – elevations and floor plans
- ◇ Application forms
- ◇ CIL Form 1
- ◇ This Planning Statement including Design and Access Statement, Fire Strategy, and Flood Risk Assessment

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application property is a semi-detached property located on the north eastern side of Cheyne Walk.



3.02 The site is within the built up area of Southgate which is residential in character. Cheyne Walk consists mostly of two storey semi-detached properties with modest front gardens and long, narrow rear gardens. The rear of the site backs onto allotments.



Google Earth image of application site

3.03 The rear garden is laid to lawn and the boundaries are characterised by timber fencing and hedging. The existing area of decking would be removed to allow for the construction of the application building.



Images of rear garden

4.0 PLANNING HISTORY

4.01 The Council's records show the following planning applications;

- ◇ 23/02931/CEA – Certificate of Lawfulness (proposed) for outbuilding to rear –
Granted September 2023 (Not implemented)

5.0 THE PLANNING APPLICATION

Use

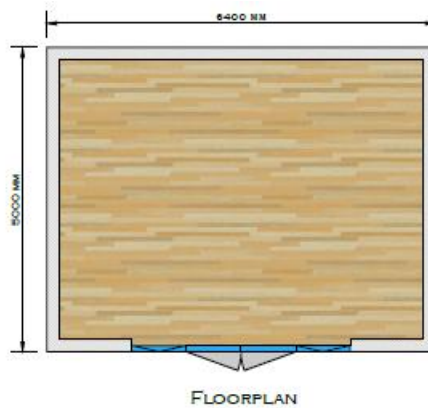
- 5.01 The proposal involves the erection of a detached garden building which would be used for ancillary residential purposes. The use of the site would remain as residential.

Amount and Layout

- 5.02 The proposed structure would be positioned adjacent to the rear boundary of the site.

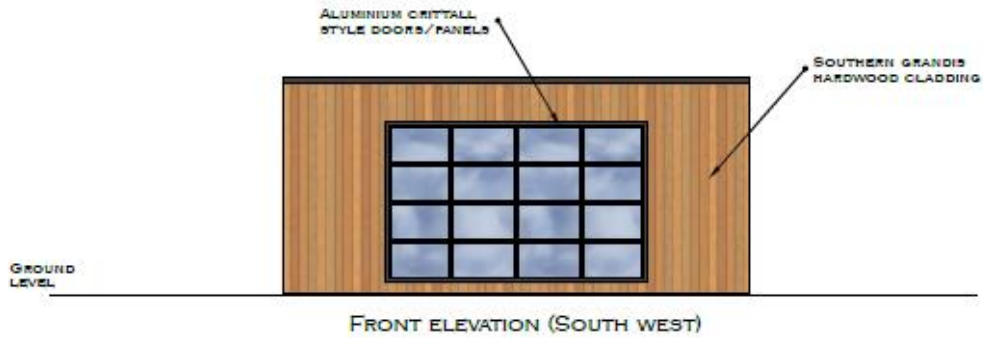


- 5.03 The dimensions of the building would be 6.4 metres by 5 metres.



Scale and appearance

5.03 The proposed structure would have a flat roof and a contemporary appearance with a hardwood clad front elevation with sheet steel on the remaining elevations.



Landscaping and Trees

5.05 There are no significant trees in close proximity to the siting of the proposed building and no further landscaping would be required apart from making good the ground around the proposal.

6.00 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The National Planning Policy Framework was published in 2023. The following sections are relevant to the current proposal;

- ◇ Section 2 – Achieving sustainable development
- ◇ Section 4 – Decision making
- ◇ Section 12 - Achieving well-designed places
- ◇ Section 14 - Meeting the challenge of climate change, flooding and coastal change

London Plan (2021)

6.02 The main policies applying to the site are:

- ◇ D4 Delivering good design
- ◇ D11 Safety, security and resilience to emergency
- ◇ D12 Fire Safety

The Enfield Plan: Core Strategy (2010-2025)

6.03 The main policies applying to the site are:

- ◇ CP 30: Maintaining and Improving the Quality of the Built and Open Environment

Development Management Document (DMD, 2014)

6.04 The main policies that are relevant are:

- ◇ DMD 8: General Standards for New Residential Development
- ◇ DMD 12: Outbuildings

- ◇ DMD 37: Achieving High Quality and Design-Led Development

6.05 Other relevant Policy/Guidance includes the following;

- ◇ National Planning Practice Guidance (NPPG)
- ◇ Enfield Characterisation Study (2011)

7.0 THE PLANNING APPLICATION

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- ◇ Principle of development
- ◇ Impact on the character of the area
- ◇ Effect on the amenity of nearby residents
- ◇ Flood Risk
- ◇ Fire Assessment
- ◇ Trees

Principle of development

7.02 The site is located within the built up area where the principle of the development is acceptable. This is subject to all other relevant planning considerations and policies which are set out below.

Impact on the character of the area

7.03 Policy DMD 37 ensures new development is suitable having regard for the character of the surrounding area. Policy DMD 12 sets out several criteria for permitting outbuildings, including ensuring the building has regard to topography, is ancillary to the residential dwelling and that the height, size, and location of the building does not result in adverse impacts to the local area or unacceptable impacts to the amenities of the adjoining properties.

7.04 The proposed outbuilding would be 5 metres by 6.4 metres. It would have a flat roof of 2.96 metres. The Certificate of Lawfulness that was granted earlier in the year involved an outbuilding that was 2.5 metres in height. The proposed building is 0.46 metres higher than this certified building as additional height is required for the gym equipment. The proposed building is therefore only modestly larger than that which is allowable under Permitted Development (Class E).

- 7.05 Outbuildings are a common form of development in the surrounding rear gardens. The building would be located at the rear extent of the site close to other outbuildings on surrounding sites and would therefore not appear out of character. The structure will largely be screened by the surrounding development and the timber clad front elevation would not be a prominent feature given it would face into the application property's garden.
- 7.06 The proposal would therefore preserve the character and appearance of the area in accordance with the relevant national and local policies.

Effect on the amenity of nearby residents

- 7.07 London Plan Policy D6 sets out that “the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 7.08 The size of the building is only marginally taller than that which could be built under permitted development.
- 7.09 The flat roofed design of the building and its location would ensure that the structure would not materially impact the amenities of the adjoining occupiers. Furthermore, the proposal would preserve adequate amenity space in the rear garden.
- 7.10 The use of the building will be ancillary to the host dwelling and used as a gym. The proposed use remains residential and is not considered to cause material increases in the levels of disturbance and noise nuisance. Furthermore, the proposed use of the outbuilding is considered ancillary to the existing house and a condition could be imposed to ensure it remains in ancillary use only.
- 7.11 In terms of neighbour amenity, the proposal is therefore considered acceptable and in accordance with both local and national policy.

Flood Risk Assessment

- 7.12 London Plan Policy SI 12 advises that proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.
- 7.13 London Plan Policy SI 13 outlines that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 7.14 Local Plan LP 21 outlines that “all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.”
- 7.15 The host dwelling is located within Flood Zone 2. The property is substantially above the existing sea level, so there is no risk from sea flooding.
- 7.16 Table 1, Technical Guidance to the National Planning Policy Frameworks notes that ‘More vulnerable’ uses are appropriate in Zone 2 and an exception test is not required.
- 7.17 The application site lies within a long-established residential area where there are areas of tarmac and soft landscaped front gardens. The rear garden, which consists of lawn and planting, along with area of decking, is on a slightly lower ground level.
- 7.18 The outbuilding is proposed within the garden and will have a modest footprint. The lawned areas will be retained.

- 7.19 The elevated finished floor level and positioning all plug sockets a minimum of 300mm above finished internal floor level will ensure adequate protection in the event of a flood.
- 7.20 There will be no change to the existing flood evacuation route from the property.
- 7.21 The proposal is not considered to adversely impact the local flood risk and, as such, the proposal would be in accordance with relevant policy advice.

Fire Strategy

- 7.22 London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The need for a fire statement became a policy requirement with the recent adoption of the new London Plan.
- 7.23 The existing arrangements for fire appliances to be parked within the residential street will remain. There is little through traffic within Cheyne Walk and the road is of sufficient width to accommodate emergency vehicles.
- 7.24 The proposal would not alter current evacuation assembly points. Occupiers of the site would assemble to the front of the dwelling in the event of a fire.
- 7.25 Inframe Garden Rooms have confirmed that the following measures will be included in the proposed building:
- ◇ Steel framed construction
 - ◇ Fire rated cladding
 - ◇ Limited area of weatherboarding
 - ◇ No OSB to be used in construction
 - ◇ New electrics installed by NICEIC registered contractor
 - ◇ A smoke alarm will be fitted, where required
 - ◇ Building Regulations Part P compliant construction

7.26 The proposal is therefore considered to be in compliance with Policy D12 of the London Plan.

Trees

7.27 There are no significant trees on the application site which would be affected by the proposal.

8.0 SUMMARY

- ◇ The application seeks permission for the erection of detached outbuilding which would be ancillary to the main use of the dwellinghouse.
- ◇ Due to its proposed location, the building would not have a detrimental impact on the visual amenities of the area, the wider locality or the amenities of any neighbouring property, and therefore complies with the relevant local plan policies.
- ◇ Furthermore, the proposal would not lead to an increased flood risk.
- ◇ A fire strategy is submitted in support of the application.
- ◇ The proposed outbuilding therefore accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan.

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