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# PLANNING STATEMENT

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**ERECTION OF REAR OUTBUILDING,  
FOLLOWING EXCAVATION WORKS**

**2 ANVIL AVENUE,  
GARSTON WD25 9BT**

# THE SITE AND ITS SURROUNDINGS

## **The building**

- No. 2 is a new-build dwelling on the North side of Anvil Avenue
- It forms part of the residential development approved under references 16/02076 and 17/2549 (Land at Fairways Farm)
- It is an end of terrace two-storey brick house with two bedrooms on the first floor
- In terms of its design and profile, there are gabled ends to both the front and rear alongside the perpendicular ridgeline of no.s 4 and 6
- Parking provision comprises two allocated spaces within the group to the front

## **The garden**

- The house benefits from a private rear garden, with a deep patio and seating area adjacent to the rear elevation
- At this point it is wider than the house itself but tapers towards the rear due to the alignment of the boundary with the adjacent blocks of flats
- The ground levels slopes towards the East and the difference is estimated to be 80cm
- It is fully enclosed by close-boarded timber fencing (with some trellis on top in places)

## **Its surroundings**

- Similar properties surround no. 2 to the North, West and South
- Overall they have a cohesive feel but there are a wide variety of housing types (including semis and detached) as well as external materials
- Gables are a key design feature and they can also be seen on the blocks of flats to the East
- Directly to the North of no. 2 is the external Rear access path for no. 3 Farriers Way and this provides a buffer to the adjacent garden at no. 1
- There are a number of 'set back' garage buildings in the development's original layout and it is noted that some of nearby properties have added outbuildings in their rear gardens, including no. 4 next door
- The area lies within Flood Zone 1 and all flooding risks (including reservoir and groundwater) are considered to be 'very low' or 'unlikely' according to the Government's website

# THE PROPOSAL

- A modern outbuilding is to be erected at the far end of the plot, following some excavation works to enable it to be sunken into the ground where the garden level is at its highest (to the West)
- Bird and bat boxes will form part of the scheme to help support the local wildlife

## **Dimensions**

- It would have an external footprint of just over 30 sqm
- Its flat roof would have a height of 3.3m with up to 0.8m of this lower than the existing ground level, as indicated on Sheet 06
- This height has been chosen because the gym use requires extra space for specific equipment and overhead exercises etc

## **Use and layout**

- The home gym use would be incidental to the enjoyment of the dwelling

## **Materials and fenestration**

- Externally, the elevations will have a mixture of composite and metal cladding
- The roof will be finished in dark EPDM
- The space will be accessed via a set of sliding glazed doors in the principal elevation, facing the rear of the main building
- Two windows have been incorporated into the side facing the flats
- The other elevations will be blank and no rooflights are proposed
- Consideration has been given to the guidance set out in the **Appendix 2** of the Development Management Policies LDD:-
  - The proposal is at the far end of the garden and is not considered to be excessively prominent in relation to adjacent properties
  - It will not detract from the character and amenity of the surrounding area
  - It will not result in a loss of outlook or light to the windows of neighbouring properties or allow overlooking
  - There is no impact on car parking provision and road safety
  - The timber appearance of the composite cladding will complement the natural materials used for the fencing
  - The metal cladding on the secondary elevations offers a low maintenance option for garden buildings such as this and will continue to look aesthetically pleasing in many years to come
  - The dark rubber finish on the roof harmonises with the grey colour of the houses' roofs seen throughout this part of the housing development
  - The indicative quantitative level of amenity space for two-bed houses is noted but given the limitations of tapered end of the garden at this particular property, it is considered that an adequate amount of the rear garden would be retained
  - Furthermore, as the outbuilding will provide a dedicated area for physical exercise and the proposal does not affect the patio seating area, a high level of amenity will continue to be provided for the occupiers
  - In terms of visual impacts the immediate context of the garden - next to the private rear access route and the large communal grassed area associated with the flats - is also felt to be a material consideration which supports the Application

# ADHERENCE WITH POLICY

## **The 2023 NPPF**

- The proposal represents sustainable development, which is at the heart of the NPPF
- With regard to Section 12 and 'achieving well-designed and beautiful places', the proposal meets the relevant objectives listed in **paragraph 135**

## **The Core Strategy and Development Management Policies LDD**

- On a local level, the proposal adheres with the objectives of **Policy DM1** in the Development Management Policies LDD
- It satisfies the design criteria as set out in Appendix 2 and ensures that this development will not lead to a gradual deterioration in the quality of the built environment
- The need for privacy and amenity space have also been taken into account
- The presence of the sunken outbuilding would not appear dominating to neighbouring properties
- There would be no overlooking or overshadowing issues and so the living conditions of local residents would not be harmed
- It also meets with the requirements of **Policies CP1 and CP12** in the Core Strategy