

Planning Statement

1. Introduction

This Planning Statement supports the application for a single-storey summerhouse and a 14' shed in the rear garden of the maisonette located at [insert address]. The application seeks to gain planning permission for these structures, which are intended to enhance the utility of the garden and support the domestic needs of the property.

2. Site Description

The site comprises a ground-floor maisonette with a private rear garden. The garden is enclosed by wooden fencing and currently features a lawn area, small shrubs, and a paved pathway. The surrounding area is predominantly residential, characterized by similar maisonettes and single-family homes.

3. Proposed Development

The proposal includes the following elements:

- **Summerhouse:** Measuring [insert dimensions] (e.g., 3m x 4m) with a maximum height of 2.5m. Constructed from timber with a pitched roof and glazed doors/windows. Intended for use as a home office, studio, or relaxation area.
- **14' Shed:** Measuring 14' x [insert width] with a maximum height of [insert height] (e.g., 2.5m). Constructed from timber with a flat or pitched roof. Designed for garden storage purposes.

Both structures will be situated within the existing garden, ensuring minimal impact on the surrounding area and maintaining adequate distance from property boundaries to safeguard privacy.

4. Planning Policy Context

The application has been assessed against relevant local and national planning policies:

- **National Planning Policy Framework (NPPF):** The proposal aligns with the NPPF's objectives of promoting sustainable development and supporting residential properties. The development enhances the usability of the garden without affecting the character of the area or neighboring properties.
- **Local Development Plan:** The proposal complies with local planning policies related to garden development and ancillary structures. The structures are modest in scale and designed to blend with the residential character of the area.

5. Justification for the Development

- **Design and Aesthetic:** The summerhouse and shed are designed to be aesthetically harmonious with the existing garden and surrounding properties. The use of timber and complementary roofing materials ensures that the structures will blend seamlessly with the natural environment.
- **Impact on Neighbors:** The development is located in a private garden, and the proposed structures are of a scale and design that will not cause significant

overshadowing or loss of privacy to neighboring properties. The height and placement of the structures have been carefully considered to minimize any impact.

- **Utility and Function:** The summerhouse will provide additional space for recreational use or a home office, enhancing the living experience within the maisonette. The shed will offer essential storage for garden tools and equipment, contributing to the efficient use of garden space.
- **Landscaping and Integration:** The proposed landscaping adjustments, including the addition of a pathway and minor planting, are designed to integrate the new structures into the existing garden. The development will not require the removal of significant vegetation, and proper drainage measures will be implemented to protect the garden's health.

6. Conclusion

The proposed summerhouse and shed represent a modest and well-considered enhancement to the rear garden of the maisonette. The development complies with relevant planning policies and will have a minimal impact on the surrounding area. It will enhance the functionality and enjoyment of the garden while maintaining harmony with the residential context.

We respectfully request that the application be approved, allowing the proposed development to proceed as described.