

# 01 – Executive Summary

**PME-17613**

**Proposal:**

Retrospective application for a single-storey garden outbuilding used as a garden room and storage space.

**Property:**

132 Hallowell Road, Northwood, HA6 1DU

**Applicant:**

Alexandra Yokoi

**Prepared by:**

Plans Made Easy

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## Executive Summary – PME-17613

This application seeks retrospective planning permission for a modest single-storey garden outbuilding situated within the private rear garden of 132 Hallowell Road, Northwood. The building is used as a garden room and storage space and replaces a worn, pre-existing shed located on an established concrete base.

The outbuilding has been constructed to a domestic scale consistent with surrounding development, with an overall height of approximately 2.5 m and footprint of around 3 m × 5.18 m. It remains well within the 50% garden coverage allowance and meets the dimensional limitations normally associated with Class E permitted development. The structure is located away from key boundaries, raises no overlooking issues, and includes no side windows. The south-west-facing orientation ensures no material loss of daylight or overshadowing to neighbouring gardens.

The proposal reflects a respectful enhancement of the existing garden, maintains neighbour amenity, and presents no harmful visual or character impacts. The surrounding properties consist of ground- and first-floor maisonettes, many with similar garden structures of comparable scale.

### Key Points

- **Design Compliance:**

The outbuilding sits on an existing garden base, uses modest materials (timber cladding externally), and remains under 2.5 m in height, consistent with domestic outbuilding design principles.

- **Neighbour Amenity:**

Due to its position, height, lack of side windows, and screening by existing fencing,

the structure does not give rise to overlooking, overshadowing, or overbearing impacts.

- **Drainage & Groundworks:**

Surface water is directed into surrounding permeable pea shingle areas, preventing runoff issues. No drainage concerns exist.

- **Precedent & Local Character:**

The area contains a mixture of garden structures of similar scale. The proposal integrates appropriately into the pattern of rear garden development.

- **Planning History:**

The structure replaced a long-standing shed and sits on a pre-existing concrete slab raised slightly for level access. No neighbour objections have been reported.

## **Conclusion**

The retrospective development is modest, proportionate, and entirely in keeping with the character of the area. It preserves neighbour amenity, complies with key dimensional guidance, and provides a practical and attractive garden space. For these reasons, retrospective planning permission is respectfully requested.