

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

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.