

35 Priory Terrace
garden flat

design statement. June 2024

1 BACKGROUND

This application follows on from the refusal issued on application 2024/0297/P for a garden office

The reasons for refusal can be summed up as

size of proposal too large, materials inappropriate

risk of damage to trees not addressed

2 PROPOSAL

The application is for a garden building of 4m width, 2.6m depth covering an area of 10.4 sq m and is a considerable reduction on the previous proposal.

The construction will be lapped or v jointed timber under a low pitch roof with eaves height reduced to 2.1m so reducing the visual impact of the building.

It will be only marginally higher than existing site boundary fences and will closely match the height and style of similar buildings in all the adjoining gardens while being considerably smaller than the garden buildings of the immediate side neighbours.

3 AMENITY

The current size of the back garden is 89 sq m on two levels. The lower level round the existing rear extension is some 22 sq m of this leaving an upper level of 67 sq m.

The garden building will reduce the upper area to some 57 sq m which will be laid out with planted areas of approximately 15 sq m with the remainder laid to permeable paving.

This will leave a total open space of over 78 sq m which is of course way above average for a city flat.

Although the building will be visible from neighbouring properties the style and size will match existing garden rooms in the adjoining gardens.

4 TREES LANDSCAPING AND BIODIVERSITY

The submitted plan shows all trees within 10 metres of the proposed garden room and photos 1, 2 and 3 also illustrate them.

The mature trees have been severely treated in the past. Trees A and B have been pollarded and regrowth is typically multi branched. Tree D has been pollarded and further top growth has been curtailed so it is now a narrow column of short branch growth.

All these trees are in adjoining gardens; there are no trees in the garden of the application property.

The proposed garden room construction on the submitted drawing shows that no deep excavation will be part of the project. The room will have a timber floor laid on a shallow gravel base allowing for continued porosity of the surface. Maximum excavation depth will be 100mm over the area of the room only.

The simple timber construction will not require the use of any heavy construction equipment on the site and therefore no tree root protection zones are required.

The upper garden area will be finished with open beds and permeable paving allowing for natural passage of air and water to tree roots.

The new building will reduce the upper garden area by some 10 sq m only leaving the upper garden area at 57 sq m. Biodiversity in a well used city garden is inevitably limited but within these constraints the open garden area remains large enough to provide some varied habitat enhance by the nearby trees.

There will be no disturbance of sub soils so this environment will remain intact.

end