

Planning Statement

Retrospective Application — Garden Outbuilding (Home Office)
26 Holroyd Crescent, Baldock, SG7 6EL

1. Introduction

This Planning Statement supports a retrospective householder planning application for the retention of a single-storey garden outbuilding at 26 Holroyd Crescent, Baldock.

The structure is used as a home office incidental to the enjoyment of the dwellinghouse. The application is submitted following advice from the Local Planning Authority that the outbuilding, due to its siting forward of the principal elevation, falls outside permitted development criteria and therefore requires planning permission. The applicant is submitting this application in order to regularise the development through the proper planning process.

2. Site Context

The property is a residential dwelling located within an established residential area. The surrounding context is characterised by similar houses with private gardens and a range of typical domestic structures such as sheds, garden rooms, small outbuildings, conservatories and home extensions.

The outbuilding is located within the residential garden area and is not used for any commercial or public purpose.

3. Description of the Development

The development comprises a single-storey, pre-fabricated modular garden outbuilding used as a home office incidental to the main dwelling.

The structure was delivered and installed as a single unit and is supported on ground screw fixings rather than a continuous concrete foundation. This installation method is typical for this type of building, involves limited ground disturbance, and allows the structure to be removed or relocated if required.

The building is modest in scale and domestic in appearance, with timber cladding and glazed openings, and functions as an ancillary structure to the dwelling.

4. Background and Good Faith

At the time of purchase and installation, the applicant understood - based on advice from the supplier following a site visit, that planning permission would not be required. A similar garden structure had previously been present at the property before purchase, in 2018 and 2019, which further reinforced that understanding.

Upon being advised by the Council that planning permission is required due to the structure's position relative to the principal elevation, the applicant has acted promptly and cooperatively to regularise the situation through this retrospective application.

Due to the limited depth and layout of the rear garden, there is no alternative practical siting for the structure.

5. Use and Functional Need

The outbuilding is used as a home office by the occupants of the dwelling and supports normal residential living arrangements.

The household is expecting a third child, and the additional workspace allows internal rooms within the house to be used as sleeping and childcare space while enabling both adults to work from home in line with employment and childcare requirements. The structure therefore supports the effective and reasonable use of the dwelling without intensifying its use or creating additional activity beyond normal residential patterns.

6. Impact on Character and Amenity

The outbuilding is single storey and modest in height and footprint. It is domestic in design and materials and visually consistent with typical garden structures found within residential areas.

A neighbouring property has an approved side garden extension in close proximity, constructed in complementary materials and visible from the public realm. The presence of this development demonstrates that comparable built form and materials are already established within the immediate context.

There is no material overlooking, overshadowing, or loss of privacy arising from the garden structure. Its use as a home office is low-intensity and does not generate noise, traffic, or disturbance beyond what is normally associated with residential occupation.

The development does not alter the character of the area or harm neighbouring residential amenity.

7. Planning Balance

While the structure does not meet permitted development criteria solely due to its siting forward of the principal elevation, its scale, appearance, and use are consistent with incidental domestic outbuildings commonly considered acceptable in residential settings.

The structure is:

- ancillary to the dwelling
- modest in scale
- visually domestic

- low impact on neighbours
- reversible in construction method
- not commercially used

On this basis, it is respectfully submitted that the development is acceptable on its planning merits.

8. Conclusion

This retrospective application is submitted in good faith to regularise an existing domestic outbuilding. The structure is modest, ancillary, and low impact in planning terms, and supports the reasonable residential use of the property.

The applicant has acted cooperatively upon receiving planning advice and respectfully requests that planning permission be granted.