LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0594 **Ward:** Muswell Hill

Date received: 26/02/2016

Last amended date: 08/04/2016

Site visit: 26/04/2016

Drawing number of plans: 145/P/01/003 and 004 Rev A, Suppliers drawing dated 20/01/2016

Address: 41B Woodland Gardens N10 3UE

Proposal: Construction of garden room situated in the rear garden

Applicant: Mrs Vivienne Marshall

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for construction of a garden room situated in the rear garden. The application has been amended since initially submitted and includes the following changes:

- a slight change in the design
- suppliers drawings have been provided

Site and Surroundings

3.2 The application site is located on the western side of Woodland Gardens. The property is a two storey mid terrace house which is converted into three self contained flats. This application relates to the upper floor flat. The site is not located in a conservation area.

Relevant Planning and Enforcement history

3.3 There is no relevant planning history

4. CONSULTATION RESPONSE

4.1 There was no internal consultation carried out

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 13 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:1
Objecting:0
Supporting:0

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Concerns with the height and its relationship with the existing fence.
- Concerns the proposal would reduce light to the rear garden of no 40 Woodland Rise due to the level difference as they are considerably lower

5.3 The following issues raised are not material planning considerations:

- Structural and construction concerns due to level differences

6 MATERIAL PLANNING CONSIDERATIONS

Design and appearance

6.1 Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.2 The proposal seeks planning permission for the construction of a garden room situated in the rear garden. The structure would be 3.1m wide, 4.2m deep and 2.5m high and is set away from the rear boundary. The structure would be constructed in redwood cedar cladding with UPVC sliding doors and UPVC high level UPVC window on the east elevation.

6.3 The footprint, size and design of the structure as amended is considered appropriate in relation to the size of the existing garden. The material associated with this structure will blend in with its surroundings and will be in keeping with the overall character of the area. Furthermore, the structure is set away from the boundary to the rear. As such, the proposal does not cause harm to the visual amenity of the area and is considered acceptable in compliance with policies 7.4

'Local Character' and 7.6 'Architecture' of the London Plan 2015, Policy SP11 'Design' of the Local Plan 2013, saved policy UD3 'General Principles' of the UDP (2006) and Draft DM Policy DM1

Impact on the amenity of adjoining occupiers

6.4 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.5 The height of the structure has been cited as a concern by the adjoining neighbouring backing onto the site due to the level difference, Officers however consider that given the structure is set away from the boundary and given also the 2.5m height and foliage along this boundary there will be no adverse impact on amenity. Structures of this nature are a common feature to rear gardens. The proposal here will have no material adverse impact on the adjoining properties as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3

Conclusions

6.6 The proposed development is acceptable as the footprint, size and design of this structure is considered appropriate in relation to the size of the existing garden and is not harmful to the visual amenity of the area. The proposed development also does not adversely affect the residential amenities of the neighbouring occupiers.

6.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

7.1 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0594

Applicant's drawing No.(s) 145/P/01/003 and 004 Rev A, Suppliers drawing dated 20/01/2016

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 145/P/01/003 and 004 Rev A, Suppliers drawing dated 20/01/2016

   Reason: To avoid doubt and in the interests of good planning.

3. The building hereby permitted shall at all times be used for a purposes incidental to the enjoyment of the 41B Woodland Gardens and shall not at any time be occupied as a separate dwelling unit.

   Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties