LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0984 **Ward:** Hornsey

Date received: 22/03/2016

Drawing number of plans: 950/11 - 950/13 Incl.

Address: Basement Flat 1, 78 Hillfield Avenue N8 7DN

Proposal: Retrospective application for erection of new timber shed to rear garden

Applicant: Mr A Spencer

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1.1 This is an application for Retrospective application for erection of new timber shed to rear garden

Site and Surroundings

3.2 The site is located on the eastern side of Hillfield Avenue situated in the Hillfield Conservation Area. The property is a two storey mid terrace house which comprises of four self contained flats and this application relates to the basement flat.

Relevant Planning and Enforcement history

3.3 There is no relevant planning history

3.4 Planning enforcement --- UNW/2016/00117 -- Timber outhouse/summerhouse built in the rear garden - This current retrospective planning application under planning reference HGY/2016/0984 seeks to address this

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

1) LBH Conservation Officer
2) LBH Planning Enforcement

4.2 There was no internal comments received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 17 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:0
Objecting:0
Supporting:0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the conservation area

6.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

6.2 Saved UDP (2006) Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

6.3 The proposal seeks retrospective planning permission for the erection of a new timber shed to the rear garden. The doors and windows are also in timber and it has a pitched roof.

6.4 The footprint, size and design of the structure 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 does not adjoin any garden to the rear. It is important to note that there was previously two timber sheds at the rear garden. As

such, the proposal does not cause harm to the character and appearance of the Conservation Area and is considered acceptable in this instance in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2015, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2006) and Draft DM Policy DM9.

Impact on the amenity of adjoining occupiers

6.5 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) 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 (2015) 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.

6.6 Given the structure is set a considerable distance from neighbouring windows and it does not adjoin any neighbouring gardens to the rear, there is 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

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 character and appearance of the conservation area. The proposed development also does not adversely affect the residential amenities of the neighbouring occupiers.

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

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

Registered No. HGY/2016/0984

Applicant's drawing No.(s) 950/11 - 950/13 Incl.

1. The approved plans comprise drawing nos (950/11 - 950/13 Incl.). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. The development hereby approved shall not be segregated and occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Basement Flat 1, 78 Hillfield Avenue and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the area.