

Officer's Report

Application Number	HGY/2022/2763
Type	Lawful development: Proposed use
Location	1, Tilson Road, London, N17 9UY
Proposal	Certificate of lawfulness for the proposed erection of an outbuilding in the rear garden.
Case Officer	Sabelle Adjagboni
Valid Date	22/09/2022
Applicant	Mr L. Ali
Agent	Mr Jin Il Kim

RECOMMENDATION

Permitted Development

RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/1150: Erection of single storey side extension. Granted on 30/5/2022

HGY/2021/3347: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.24m and for which the height of the eaves would be 3m. Permission Not Required, 29/11/2021

HGY/2021/3347: Certificate of lawfulness for the formation of 2x side dormers and rear hip to gable end with 2x front rooflights - proposed use. Granted on 23/12/2021

DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for the erection of an outbuilding in the rear garden.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Class A: Development within the curtilage of a dwellinghouse

A certificate of lawfulness for an outbuilding can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A 'development within the curtilage of a dwellinghouse'

The current proposal will be assessed against these requirements as follows:

Class A.1. Requirement	Comment	Complies
(a) permission to use the dwellinghouse as a dwellinghouse has <u>not</u> been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)		YES
b) The extension will <u>not</u> exceed more than 50% of the total curtilage of the site.		YES
c) The height of the part of the dwellinghouse enlarged, <u>improved</u> or altered would <u>not</u> exceed the height of the highest part of the roof of the existing dwellinghouse.		YES
d) The height of the eaves of the part of the dwellinghouse enlarged, <u>improved</u> or altered would <u>not</u> exceed the height of the eaves of the existing dwellinghouse.		YES
e) The enlarged part of the dwellinghouse would <u>not</u> extend beyond a wall which— (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.		YES
f) The enlarged part of the dwellinghouse would have a single storey and would <u>not</u> — (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.		YES
(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	NB- subject to condition A.4 prior notification.	YES

h) The enlarged part of the dwellinghouse would have more than one storey and— (i) does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) would not be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.		YES
i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would <u>not</u> exceed 3 metres;		YES
j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would <u>not</u> — (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse;		YES
k) It would <u>not</u> consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, <u>alteration</u> or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.		YES
A.2. In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or <u>tiles</u> ; (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.		YES

Development is permitted by Class A subject to the following conditions:

A.3. Conditions	Comment
(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	Complies
(b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is <u>installed</u> ; and	Complies
(c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	Complies

CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and is lawful.

RECOMMENDATION

Grant Certificate.

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes PERMITTED DEVELOPMENT and is therefore LAWFUL.