

Officer's Report

Application Number	HGY/2022/2592
Type	Full planning permission
Location	Flat 1, 116, Crouch Hill, London, N8 9DY
Proposal	The construction of a single storey timber clad contemporary garden building.
Case Officer	Ben Coffie
Valid Date	04/10/2022
Applicant	Mr Oliver Jeffcott
Agent	Mrs Becky Harper

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.3 The application proposes the construction of a single storey timber clad contemporary garden building. The outbuilding would measure 2.5m in height, 3.8m in length and 5.2m in width.

Site and Surrounding Area

1.4 The property is located on the north side of Crouch Hill, next to the entrance of Abbots Terrace. Crouch Hill is a mixture of residential and commercial properties however the property is located in the predominantly residential area in the Crouch Hill Conservation Area.

Relevant Planning and Enforcement history

HGY/2018/0346- Erection of single storey rear extension and installation of side window to the original flank wall

CONSULTATION RESPONSE

Internal Consultation

2.1 The following were consulted regarding the application:

Conservation officer- no comments received

-

Local Representations

2.1 The application has been publicised by way of 40 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

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

3.1 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

3.2 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

3.3 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

3.6 The scale, height and bulk of the proposed outbuilding is considered acceptable and

would not result in any detrimental impact on the character and appearance of the host dwelling of the conservation area.

3.8 As such the is compliant with the above planning policies.

Impact on neighbouring amenity

3.9 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

3.10 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

3.11 The proposed single storey outbuilding would be located on the rear boundary of what is a relatively large garden, whilst it is noted that there is a dwelling at the rear of the site, the scale, height and bulk of the outbuilding is considered moderate and would not give rise to overbearing, overlooking or overshadowing of adjacent properties. Condition will be added to require that the use of the outbuilding is incidental to the residential use of the site, therefore preventing it being used for primary accommodation and to prevent the use of the roof as amenity space. As such, the proposal would not result in the loss of residential amenity to neighbouring occupiers.

3.12 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Trees and nature conservation

1.4 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

1.5 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

1.6 Policy G6 of the London Plan states that in relation to 'requires new developments to

make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve

the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19. This policy states:

A -Development proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.

B -Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where:

a The harm cannot be reasonably avoided; and b It has been suitably demonstrated that appropriate mitigation can address the harm caused.

1.7 There is a large tree at the rear of the property however the proposal is a minor development involving the construction of a timber framed garden building to the rear and would not incorporate solid concrete base as hand dug pile foundations are to be used and can be modified further to preserve tree roots.

1.8 It is not anticipated that the proposed development would result in the damage of the existing tree in the garden.

Conclusion

1.9 The proposal is considered acceptable in terms of its impact on the character and appearance of the host property and surrounding area.

1.10 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

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans as listed above, 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.

- 3 The outbuilding hereby approved shall be used for purposes incidental to the use of the main residence 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 and to comply with London Plan 2021 Policy D6 and Haringey Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- **INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.