

# Officer's Report

|                           |                                                                  |
|---------------------------|------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2682</b>                                             |
| <b>Type</b>               | <b>Full planning permission</b>                                  |
| <b>Location</b>           | Flat A, 33, Cornwall Road, London, N4 4PH                        |
| <b>Proposal</b>           | Installation of a detached timber outbuilding to the rear garden |
| <b>Case Officer</b>       | Oskar Gregersen                                                  |
| <b>Valid Date</b>         | 04/10/2022                                                       |
| <b>Applicant</b>          | Caroline Day                                                     |
| <b>Agent</b>              | Mrs Chelsea King                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

## 2. REPRESENTATIONS

2.1 Zero representations were received in response to notification and publicity of the application.

2.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

## 3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a three-storey residential property, sub-divided as 3 flats, in a planning application granted in 1979. The site is located within Stroud Green conservation area and does not fall within the curtilage of a listed building.

3.2 The planning history of the site has been taken into account when coming to this decision.

3.3 The proposal seeks the erection of a 1.7m x 2.8m garden room, that would be 2.48m high. The garden room would be finished in materials sympathetic to the host property and surrounding area.

3.4 It is deemed that the position and scale of the proposed garden room would not impact negatively on neighbouring amenity, whilst providing additional space incidental to the use of the host dwelling.

3.5 The proposal is deemed to be acceptable, as the garden room would not impact negatively on neighbouring amenity or the character of the host dwelling or surrounding area. Additionally the proposed scale would not occupy an excessive amount of the garden whilst providing additional space for the residents of Flat A, 33 Cornwall Road

3.6 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

**GRANT PERMISSION subject to conditions**

**Conditions:**

- 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        The approved plans comprise drawing Nos. 2590P01C, 2590L01B, 2590L01C, 2590E01C, 2590B02C, Design and Access Statement. 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

**Informatives:**

- **INFORMATIVE: Party Wall Act**  
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
  
- **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: 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.

