

Officer's Report

Application Number	HGY/2022/4380
Type	Full planning permission
Location	Flat 1, 341 Alexandra Park Road, Wood Green, London, N22 7BP
Proposal	Construction of a single story outbuilding located at the rear of the garden.
Case Officer	Sarah Madondo
Valid Date	09/12/2022
Applicant	Helen Morse
Agent	Mr David Duval-Johnston

RECOMMENDATION

Approve with Conditions

Proposed development

Construction of a single story outbuilding located at the rear of the garden.

Site and Surroundings

The site is a mid terraced property located on Alexandra Park Road and the site is not located in any conservation area. The area is residential in character. The property has been converted into flats and according to council tax records the property has been a flat since 1993 and works relate to Flat 1.

Representations

None received.

Design and appearance

Permission is sought for the erection of a modest timber garden outbuilding to the rear garden to be use ancillary to min dwelling house. The proposed outbuilding would be 4.7 metres wide, 2.7 metres in deep and 2.5 metres in height finished flat roof, anthracite grey aluminium windows and bifold doors. Officers view is that the proposed development is proportionate to the garden, and has been sensitively designed. The visual amenity and character of the area would not be affected.

Given that the proposed garden outbuilding would be modest and normally permissible under permitted development, however in this case the property is a flat, therefore planning permission is required. It is considered that they would not be any significant loss of amenity in terms of loss of daylight/sunlight and outlook impacts upon residential amenity of the neighbouring properties.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

RECCOMENDATION

Approve with conditions:

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 hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 'Flat 1 341 Alexandra Park Road' 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 2016 Policy 3.5 and Haringey Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Informatives:

- 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: 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: 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