

Officer's Report

Application Number	HGY/2023/0123
Type	Householder planning permission
Location	30 Crescent Road, Wood Green, London, N22 7RZ
Proposal	Construction of garden outbuilding for home office use incidental to dwelling
Case Officer	Laina Levassor
Valid Date	13/01/2023
Applicant	Mark Atkinson
Agent	Miss Ella Mitchell

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The application site is a two-storey end of terrace property situated on a triangular plot between Crescent Road and Victoria Road. The property has an existing single storey rear extension and loft conversion with rear dormer. There is a relatively small timber shed to the side of the property, on its Crescent Road frontage. The surrounding area is wholly residential in character.

The application site is not located within any Conservation Area and does not fall within the curtilage of a listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

PROPOSED DEVELOPMENT

This application proposes the replacement of an existing shed with an outbuilding incidental to the main dwelling. The proposed outbuilding would be sited in the same place as the existing shed, set forward of the principle elevation of the dwelling, adjacent to the boundary fence facing Crescent Road.

REASONS FOR GRANTING PERMISSION

It is considered the outbuilding, although sited forward of the principle elevation, would be appropriately screened by the boundary treatment, thereby minimising the visibility from the street. The proposed materials are considered in keeping with similar development in the locality and the use of timber cladding would ensure the outbuilding has a suitably subdued appearance in relation to the locality and the street scene.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the outbuilding would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM 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 2021 and the NPPF.

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

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 incidental to the residential use of the dwelling known as 30 Crescent Road, Wood Green, London, N22 7RZ 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.