

Officer's Report

Application Number	HGY/2023/0020
Type	Full planning permission
Location	Ground Floor Flat, 9 Endymion Road, Hornsey, London, N4 1EE
Proposal	New Single Story Wooden Garden Study Room (Outbuilding)
Case Officer	Emily Whittredge
Valid Date	05/01/2023
Applicant	miss Rachel Hutchison
Agent	

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to the ground floor flat of a two-storey plus loft and basement property on the north west side of Endymion Road, Finsbury Park. The host property has a medium-sized rear garden with a mature tree on the rear boundary.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 direction - HMOs DM DPD policy: DM17

Family Housing Protection Zone, DM DPD policy: DM16

3. Relevant Planning and Enforcement History Planning Cases

None

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design and Appearance

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 and 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. There are a few examples of dormers and outrigger extensions within the terrace, and within the wider area, which is largely single dwellings.

The application seeks a timber garden building rear the rear boundary measuring 4m long and 3m wide, 2.1m at the eaves and 2.5m high to the ridge of the shallow-pitched roof. The building would replace a smaller timber shed and would be sited in front of an existing mature tree, on an area of ground that is currently covered in large pavers. The building is proposed to be used as a 'study building'.

Although the proposed building would have a relatively large footprint, it would not overall be disproportionate to the garden, and the height would be modest. A gap would be retained adjacent the boundaries and the existing tree would be retained. The timber external material would be in keeping with the domestic setting. As such, the design, appearance and scale of the proposal is considered to be appropriate for its context.

6. Impact on Neighbouring Amenity

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. 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 the amenity of neighbouring residents.

The proposed timber study building would not be unduly large or tall, and would be located away from the boundaries. In order to protect the residential amenity of the area, as well as the amenity of other flats within the host property No. 9 Endymion Road, a condition will be added to restrict the use of the outbuilding to purposes incidental to the enjoyment of 9 Endymion Road. This would prevent the use of the building for any primary domestic uses. As such, the development would not materially intensify the use of the garden.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours, subject to conditions. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. RECOMMENDATION

Grant permission subject to condition(s)

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 outbuilding hereby approved shall only be used for purposes incidental to the enjoyment of 9 Endymion Road.

Reason: To protect the residential amenity of adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.</p>

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.