

Officer's Report

Application Number	HGY/2022/4318
Type	Full planning permission
Location	Basement Flat 23 Talbot Road N15 4DF.
Proposal	Formation of a rear garden outbuilding
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/01/2023
Applicant	Mr Matthew Evans
Agent	

RECOMMENDATION

Approve with Conditions

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is a 2 storey semi-detached Victorian property on the east side of Talbot Road. The property has been converted in to two flats and the application relates solely to the ground floor flat. The site is located within Tottenham Green conservation area and does not fall within the curtilage of a listed building.

2.2 The design and appearance is considered acceptable. The proposed outbuilding incorporate a flat roof design and proposed material (timber cladding) are considered to be suitable mix that will ensure that the proposed outbuilding has a subdued appearance in relation to the locality.

2.3 Outbuilding located parallel to rear boundary. Sufficient distance from proposed outbuilding extension to house and outbuilding achieved sufficient set in over 2m from the rear /side boundaries to allow access for maintenance. Proposal would not result in any material harm to amenity or outlook of occupants of adjoining properties. Although the flat roof element of the outbuilding is visible above fences at the side and rear, given the intervening distance between 15m to 25m with neighbouring houses, it does not appear overbearing or oppressive such as to cause significant material harm to the living conditions of adjoining neighbours. No material loss of sunlight involved. Other similar size outbuildings located to rear of adjoining properties. A condition is recommended to require that the outbuilding is used ancillary to dwelling.

2.4 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.

2.5 Special attention has also been paid to policy DM9 of the Development Management, Development Plan Document (2017) to ensure the application will preserve and enhance the character of the conservation area.

2.6 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 (Site Plan (Block); Site Location Plan; Booth Garden Studios -(Floor Plan, Elevations – front, side back); 16x8 Anthracite).

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.

- 3 The outbuilding hereby permitted shall only be used for purposes incidental and ancillary to the enjoyment and domestic use of the dwelling at Basement Flat 23 Talbot Road N15 4DF and for no other purpose or use without the grant of further specific permission from the local planning Local Planning Authority.

Reason: In order to prevent a separate use operating from this site, which may lead to an inappropriate and over-intensive use of the site.

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: 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.