

Officer's Report

Application Number	HGY/2023/0406
Type	Full planning permission
Location	18 Donovan Avenue, Hornsey, London, N10 2JX
Proposal	Construction of garden outbuilding for home office use incidental to dwelling
Case Officer	Laina Levassor
Valid Date	09/02/2023
Applicant	Pinal Patel
Agent	MM Planning & Architecture

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 three storey mid-terrace building made up of self-contained residential units, located on the southern side of Donovan Avenue. The property falls within the Muswell Hill Conservation Area.

CONSULTATION RESPONSES

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

PROPOSED DEVELOPMENT

This application proposes the erection of a single storey outbuilding to the rear end of the garden.

REASONS FOR GRANTING PERMISSION

The proposed outbuilding is to be used as part home-office and part shed storage, constructed in Siberian Larch cladding to the front elevation, and cedar composite cladding to the side and rear elevations. 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 existing garden space.

The outbuilding is limited to a height and scale which could be achieved under permitted development if applicable and is thereby considered as a generally neighbourly form of development. In addition to this, the outbuilding is set in from all neighbouring boundaries, minimising its impact on neighbours.

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 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. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 ancillary to the residential use of the dwelling known as 18 Donovan Avenue, N10 2JX 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.

Informatives:

- **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.
- **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.