

Officer's Report

Application Number	HGY/2022/4437
Type	Full planning permission
Location	Flat 4, 13 Fairfield Road, Hornsey, London, N8 9HG
Proposal	Erection of a single storey rear outbuilding.
Case Officer	Josh Parker
Valid Date	15/12/2022
Applicant	Kiera Tudway
Agent	Mr David Duval-Johnston

RECOMMENDATION

Approve with Conditions

Proposal

The applicant is proposing the 'Erection of a single storey rear outbuilding'. The out building is located to the rear and will replace an existing shed with access from Aubrey Road. The proposed new room will create additional space for an office.

Site description and history

The subject site is a two storey end of terrace dwelling house divided to 5 flats with rear garden. The site is located within the Crouch End conservation area and does not fall within the curtilage of a listed building.

PLANNING HISTORY

HGY/2021/1964 Erection of outbuilding in rear garden Approved

SITE DESCRIPTION

The application site is a two storey terrace building made up of self-contained residential units, located on the northern side of Palace Road. The property is not within any 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 outbuilding, proposed to replace the existing, is to be used as a home-office incidental to the main dwelling, constructed in wooden cladding matching the accepted application mentioned in the history above. The proposed materials are considered in keeping with similar development in the locality.

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.

The building will be faced in timber with openings facing into Aubrey Road and represents a good quality contemporary design. The timber-finish of the outbuilding would be in keeping with its

surroundings and appropriate for an outbuilding in a rear garden setting. The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building. The structure would only be partially visible, projecting above boundary fence, with views of it also restricted by the existence of shrubs and greener within neighbouring gardens. Such a structure would not adversely affect neighbouring amenity, i.e in terms of privacy, given the presence of intervening fencing.

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 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 outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit Flat 4, 13 Fairfield 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 Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Informatives:

- INFORMATIVE: Outbuildings and Building Regulations Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary.

- **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.