

Officer's Report

Application Number	HGY/2023/1028
Type	Householder planning permission
Location	Flat A, 90 Weston Park, Hornsey, London, N8 9PP
Proposal	Erection of a single-storey timber outbuilding in the rear garden ancillary to the ground floor flat.
Case Officer	Daniel Kwasi
Valid Date	14/04/2023
Applicant	ms Janine Ratcliffe
Agent	Mr tomaso boano

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a ground floor level self-contained flat in a two storey subdivided residential property, with a front gable dormer at roof level. It has a two storey rear outrigger with a side sloping mono-pitched roof. It is on the north side of Weston Park between Nelson Road to the east and Ferme Park Road to the west. Union Church & Community Centre on the corner of the west side of Ferme Park Road and the south side of Weston Park. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The site is predominantly residential in character.

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

Design and Appearance

The proposed development is for the erection of an outbuilding in the rear garden of belonging to the ground floor flat. This would be erected in place of the existing timber frame shed. The outbuilding would measure 2.6m in depth, 2.15m in width, and 2.5m in height, and it would be sited in the northwest corner of the rear garden. It would feature a flat roof with windows on the front elevation facing the rear wall of the main building and a side door to access the outbuilding. Revisions were made to the drawings by proposing obscure glazing on the side door to prevent overlooking. The new outbuilding will be used as a home office ancillary to the main residential use of flat A.

The external material of the proposed outbuilding would be clad in timber, the obscure glazed door would be glazed with a metal frame, and the window would also be metal framed. The proposed outbuilding 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.

Impact on Neighbouring Amenity

Proposed outbuilding is not considered to be large in scale. It would not extend above the ground floor level and would not appear incongruous to the street scene considering that it is in the rear garden. The height and depth of the proposed 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.

GRANT PERMISSION subject to conditions.

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 A, 90 Weston Park, Hornsey, London, N8 9PP 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: 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: 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: 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.