

Officer's Report

Application Number	HGY/2023/1007
Type	Householder planning permission
Location	14 Shakespeare Gardens, Hornsey, London, N2 9LJ
Proposal	Erection of a single storey outbuilding with a mono-pitched roof and 2no. sliding doors in the rear garden.
Case Officer	Daniel Kwasi
Valid Date	12/04/2023
Applicant	Carl Spitzer
Agent	Mr Matthew Besant

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 two storey semi-detached dwellinghouse with a garage on the side and a rear dormer above the main roof with 2no. front roof slopes. The external materials are brick on the ground floor level and Tudor décor on the first floor level and front gable at roof level. It is towards the end of the cul-de-sac, whereby the surrounding properties are similar in character and appearance. The site is located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision. There are also other examples of outbuildings in the surrounding area.

14 Shakespeare Gardens

HGY/2017/1829 GTD 25/07/2017 Erection of first floor side extension

HGY/2009/1353 PD 29/09/2009 Certificate of Lawfulness for conversion of roof from hip to gable, erection of rear dormer window with insertion of 3 x rooflights to front roofslope.

HGY/2007/0214 GTD 06/03/2007 Erection of single storey rear extension.

HGY/2006/2328 REF 02/01/2007 Erection of single storey rear extension and conversion of loft to include erection of rear dormer window and creation of gable end.

HGY/1999/0489 GTD 29/06/1999 Erection of single storey rear extension.

HGY/1997/1013 DIS 09/01/2023 Erection of ground floor rear extension.

11, Southern Road

HGY/2018/0110 GTD 13/03/2018 Replacement of an existing outbuilding with a single storey timber outbuilding for use as home office, gym and living accommodation on an occasional basis.

Design and Appearance

The proposed outbuilding would be 4m in depth, 3m in height along the front elevation and 2.5m in height along the rear elevation, and so the roof slopes downwards towards the rear elevation. The proposed outbuilding would be provided with two sliding doors on the front elevation, both of which would measure

3.8m in width and 2.3m in height. One side would be used for a home gym and the other side would be used for leisure and a home office.

The planning statement states that *the proposed outbuilding would fall within the provisions of Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Class E, were the building not 50cm higher than permitted through this method. The building's height has been increased to facilitate the building's use as a gym, and to increase light ingress.* That the being said, the extra 50cm towards the front elevation is not considered to impact on the main building and surrounding street scene, the nearest being Indigo Walk which is a Public Right of Way.

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.

Impact on Neighbouring Amenity

Views of the outbuilding from the adjacent rear gardens of properties would be screened by the existing boundary landscaping and trees within them. The height of the outbuilding would not exceed ground floor level and so it would not have an overbearing impact on the neighbouring properties. The outbuilding would have to small windows on the rear elevation that would be 1.5m above ground level, and would face the part of the neighbouring garden at no.15 that does have a building to overlook. The plot for no.15 is uniquely and irregularly shaped, and so the positioning of these windows would not lead to any overlooking.

The building is to be used for purposes ancillary to the dwellinghouse, as it would be used as gym and a home office, does not include a bath or shower room, and the floor area falls short of an acceptable size to accommodate a dwelling.

Overall, the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. On the basis of its proposed intended use, it would not result in an unacceptable harm to neighbouring amenity, and so 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 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.

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 garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 14 Shakespeare Gardens 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: 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.
- **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.