

Officer's Report

Application Number	HGY/2023/0998
Type	Householder planning permission
Location	Ground Floor Flat, 112 Rathcoole Gardens, Hornsey, London, N8 9PG
Proposal	Erection of outbuilding in rear garden.
Case Officer	Cameron Sturges
Valid Date	11/04/2023
Applicant	Mr Daniel Robson
Agent	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

The application has been publicised by way of letters to neighbouring properties. No responses were received in the publicity of the application.

REASONS FOR GRANTING PERMISSION

The application site relates to a property located on the north-eastern side of Rathcoole Gardens. The host property is a two-storey terraced dwelling. The subject site is not located within a conservation area and does not fall within the curtilage of a listed building.

The planning history of the site is noted:

HGY/2017/1190 - Single storey side and rear infill extension – APPROVED – 1/06/2017

The application is for the erection of a timber framed outbuilding to be used as a home office. The structure will be located at the rear corner of the garden, pulled in from the neighbouring properties. It will include 1no. storage room and 1no. main room to enable 'working from home' practices. It is not proposed to be connected to running water or sewer.

The structure is 2.5m high, 5m wide and 2.8m in depth. The footprint of the outbuilding is rather minor within the context of a large garden and can therefore be considered as an acceptable development.

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 properties. 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

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 Ground Floor Flat, 112 Rathcoole Gardens, Hornsey, London, N8 9PG 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: 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.
- **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. Please refer to the following for further advice.
https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
<https://www.haringey.gov.uk/planning-and-building-control/building-control>

