



Officer Report

Application Number:	HGY/2023/0573
Application Type:	Full planning permission
Address:	Flat A, 72 Victoria Road, Hornsey, London, N4 3SL
Proposal:	Erection of a single storey outbuilding in rear garden.
Case Officer:	Sabelle Adjagboni
Valid Date:	27/02/2023
Applicant:	David Mears
Agent:	Mr David Duval-Johnston

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development.

This is an application for the installation of a detached timber outbuilding.

Site and Surroundings

The application site is the ground floor flat of a three storey Victorian property containing three flats. It is in the Stroud Green Conservation Area and is the locally listed building no. 412.

Relevant Planning and Enforcement History

The planning history in relation to the site is as follows:

OLD/1983/1671 | Erection of a single storey rear extension | Granted.

The history of the site also shows that it was converted into three flats in 1983.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 19 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. Impact on neighbouring amenity

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed outbuilding is in the rear garden of the property. It has varying widths on its four sides with the widest being about 2.9m and shortest which is adjacent about 1.9m. It has a height of approximately 2.5m and features a mono-pitched roof. The external finishings are in dark grey composite cladding to the rear and Red Cedar untreated battens to the front. It also features double glass dark grey aluminium door to the front and a window in the same material on the side giving view into the garden.

The proposal is considered to have a modest scale and an appropriate material palette; hence, it is considered to be acceptable.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be considered. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed outbuilding will not be visible from the streetscape and therefore has no material impact on the character and appearance of the conservation.

As such, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal is set away 200mm from the side boundary and 300mm from the rear. On the boundary with No. 74, the height of approximately 2.5m will be about 500mm above the boundary fence. However, given the modest depth of 2.5m, the impact on the daylight or sense of enclosure of these neighbours will be minimal.

The outbuilding in the rear garden backs onto the gardens of the neighbours at No. 34 Albert Road and therefore does not have any material impact on their privacy. Additionally, any impact on their daylight will also be minimal given the modest scale of the outbuilding.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

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: Outbuildings/ Garden Rooms

This planning permission applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental and ancillary to the use of the main dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.