

Officer Report

Application Number:	HGY/2023/1475
Application Type:	Householder planning permission
Address:	Flat A, 45 Langham Road, Tottenham, London, N15 3QX
Proposal:	Erection of rear outbuilding with green roof
Case Officer:	Zara Seelig
Valid Date:	05/06/2023
Applicant:	Mr Hamish Balfour
Agent:	Mr David Mansoor

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of rear outbuilding with green roof.

Site and Surroundings

The application site is a two storey semi detached residential building consisting of three self contained flats, situated on the Southern side of Langham Road. This application relates to the rear garden belonging to flat A. The site is not located within a conservation area, it is not a listed building nor are there any TPO's on the site.

Relevant Planning and Enforcement History

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

HGY/1985/0691 - 22/7/85 Conversion into one flat and two maisonettes. – Approved (with conditions)

HGY/2023/0687 - Erection of rear outbuilding – Approved (with conditions)

LOCAL REPRESENTATIONS

The application has been publicised by way of 13 neighbour consultation letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 0

Commenting: 0

The following local groups/societies were consulted:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. 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 application proposes an outbuilding to the rear of the garden, the outbuilding is to be used as a home office. There are other examples of outbuildings at neighbouring properties. The proposal is to be 0.3 metres higher at its highest point than that previously approved also with the addition of a green sedum roof and would be slightly wider. The building is to be cladded as was that previously approved. The design is simple and does not impact the character or appearance of the application building.

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 proposed outbuilding measures 2.3m in height along the rear boundary line, raising up to 2.8 metres in height at its highest point, there are other examples of outbuildings in neighbouring gardens. It is not considered the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy and is therefore considered acceptable.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policy.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to condition(s)

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 outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Flat A, 45 Langham Road, Tottenham, London, N15 3QX 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>