



Officer Report

Application Number:	HGY/2023/1625
Application Type:	Householder planning permission
Address:	4 South View Road, Hornsey, London, N8 7LT
Proposal:	Formation of front cycle storage, a garden shed and two rear Velux windows to 4 South View Road
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	19/06/2023
Applicant:	Mr Adrian Thomas
Agent:	Lucia Pflucker

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representation was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid-terrace property situated on the northern side of South View Road, close to the junction with Nightingale Lane. The surrounding area is wholly residential in character.

2.2 The site is located within Campsbourne Cottage Estate conservation area and does not fall within the curtilage of a listed building.

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

• HGY/2023/1541 – REFUSED 12.06.23 - Proposed single storey rear extension.

2.4 The principle of enlarging the existing dwelling with modest timber outbuilding/shed to the rear, front bike shed and roof light to main roof is considered acceptable, subject to it having a good design, being subordinate in scale to the existing building and it is having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers.

2.5 Proposed rear shed replaces existing green house with a timber modest shed – the use of timber ensures that the proposed outbuilding/shed has a subdued appearance in relation to the locality. The position of the rear shed is set sufficiently from the boundary fences to allow access for maintenance. It does not appear overbearing or oppressive such as to cause significant material harm to the living conditions of adjoining neighbours.

2.6 Cycle stores or bike is considered acceptable given the modest size of the front bike shed and its location. It is unlikely to cause any significant harm to the character and appearance of the conservation area. There are similar examples of bike shed to the adjoining neighbours properties.

Modest size front bike shed and simplistic design in keeping with the host building and as such would not detract from the character and context of this conservation area.

2.7 Proposed modest number and size of the roof lights would not harm the appearance of the host property or affect the overall character or appearance of the conservation area. The proposed roof lights are positioned to rear roof slope and would not be readily visible from the street scene. There are other examples within the locality where rear roof-lights have been permitted. The proposal is considered acceptable and would not detract from the appearance of the locality or conservation area.

2.8 In terms of the impact on neighbouring properties, it is considered that the proposed development would not result in any significant harm or material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms in accordance with the above policies.

2.9 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.

2.10 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.11 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 Notwithstanding the drawings and information submitted with the application, the proposed roof lights shall be "conservation" style rooflights fitted flush with the roof tiles.

Reason: To preserve the special architectural and historic character of the building, which the specified features contribute to and to comply with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

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: 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.