



Officer Report

Application Number:	HGY/2023/1623
Application Type:	Householder planning permission
Address:	Flat A, 3 Endymion Road, Hornsey, London, N4 1EE
Proposal:	Erection of single storey rear extension and associated internal reconfiguration of lower ground floor flat, and new single storey, 2.5m high garden room and store outbuilding.
Case Officer:	Sarah Madondo
Valid Date:	19/06/2023
Applicant:	Mr Mark Lickley
Agent:	Mr Andrew Wadeson

RECOMMENDATION

Approve with Conditions

Proposed Development

Erection of single storey rear extension and associated internal reconfiguration of lower ground floor flat, and new single storey, 2.5m high garden room and store outbuilding.

Site and Surroundings

The application relates to the basement flat of a mid-terrace property on Endymion Road, Finsbury Park. The site is not within a conservation area and is not within the setting of a listed building. The properties in the terrace have relatively large rear gardens, and there are a number of existing outbuildings along the rear boundaries.

The proposal for the demolition of existing shed and erection of single rear extension, including internal configuration to provide a bedroom and reception area. The proposal includes the erection of garden room to provide an office/shed. The proposed extension would be approximately 2.4 metres deep and would be flat roof. The extension would be finished in materials to match the existing. Given the size of the extension it considered that this would be considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

In terms of the outbuilding, this comprise of an office and shed. The proposed outbuilding 2.5m in height, and would be set well away from the site boundaries. The building would be contemporary in style with a flat roof, aluminium windows and timber cladding. Due to the large size of the rear garden, the outbuilding would remain subordinate to the site and a sufficient area of garden space would be retained. The design, scale and materials are considered appropriate for their context.

Representations

One objection received concerns regarding ownership of the land, impact of the outbuilding on the amenity of the flat above, concerns regarding the impact in the structure of the building and disruption during construction.

Impact on Neighbouring Amenity

The proposed single storey extension and outbuilding would not give rise to overbearing, overlooking or overshadowing of adjacent properties. Conditions will be added to require that the use of the outbuilding is incidental to the residential use of the site and therefore prevent it being used for primary accommodation, and to prevent the use of the roof as amenity space. As such, the proposal would not result in the loss of residential amenity to neighbouring occupiers.

Concerns regarding impact on the structure of the building and disruption during construction are dealt with under other legislation. Informatives are recommended to make the applicant aware of their obligations.

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 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.

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 development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Flat A, 3 Endymion Road 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 with London Plan 2021 and Haringey Local Plan 2017 Policy SP2.

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: 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.