

Officer Report

Application Number:	HGY/2023/1328
Application Type:	Full planning permission
Address:	Flat 1, 47 Duckett Road, Hornsey, London, N4 1BJ
Proposal:	Erection of a rear garden studio
Case Officer:	Eunice Huang
Valid Date:	26/06/2023
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Applicant:	Masih Taher
Agent:	Mr Masih Taher

RECOMMENDATION

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for the erection of a rear garden studio.

Site and Surroundings

2.2 The application site is a two storey mid terrace located on the northern side of Duckett Road. The site is adjoined to the west and east by terrace housing. Saint Augustine's Canterbury Church adjoins the site to the rear. The site is located approximately 6m east of New River. The site is not located in a Conservation Area; nor is it within the vicinity of a listed building.

Relevant Planning and Enforcement history

2.3 The most recent planning and enforcement history pertaining to the site is as follows:

- HGY/2014/1237 – Insertion of glass doors to rear and side of rear elevation – Approved with conditions – 15 July 2014

3. CONSULTATION RESPONSE

3.1 No consultations were undertaken regarding the application.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No representations were received.

5. REASONS FOR GRANTING PERMISSION

5.1 The application is for the erection of a studio to a height of 2.5m. The studio would have a footprint of 5m by 2.7m. The studio would be located in the rear garden, setback approximately 260mm from the side boundaries and 470mm from the rear boundary. The studio has a simple skillion roof falling towards the rear boundary.

5.2 The proposed design and scale of the single storey studio is subservient to the main building and rear garden of the subject site. The proposed development would not dominate the subject site, nor neighbouring development.

5.3 The proposed studio would not appear overbearing when viewed from neighbouring properties; nor would it result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The rear-adjointing property is Saint Augustine's of Canterbury Church, which has windows constructed in proximity to the common boundary. However, given the non-residential use of this site, the proposed amenity impacts are acceptable. Proposed glazing includes glazed doors facing towards the rear garden and main building, and a highlight window on the eastern elevation. A condition will be attached to require a minimum sill height of 1.7m for this window, to mitigate any overlooking into neighbouring properties.

5.4 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 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.

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

6. RECOMMENDATION

GRANT PLANNING 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 any indication otherwise given on the plans hereby permitted, the high level windows in the east-facing elevation shall have a minimum internal sill height of 1.7 metres above finished floor level.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the consolidated Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 4 The garden studio hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Flat 1, 47 Duckett Road, Hornsey, London, N4 1BJ 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.