



Officer Report

Application Number:	HGY/2023/1471
Application Type:	Householder planning permission
Address:	8 Miller House, West Green Road, Tottenham, London, N15 3DR
Proposal:	Construction of a garden shed in rear garden.
Case Officer:	Daniel Kwasi
Valid Date:	04/07/2023
Applicant:	Steve Brennan
Agent:	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey maisonette with a rear garden, within a block of flats. The neighbouring properties to the southeast are similar in character, with the flats above also being two storeys in height. The rear of the property faces West Green Road and Green Gate Common. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character. The site is also within walking distance to the Turnpike Lane Bus Station and Underground Station to the northwest via West Green Road and Green Lanes.

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

The proposed development is for the construction of a garden shed in the rear garden. It would measure 2.4m in width and 2m in depth, and so would have a floor area of 4.8m². It would measure 2m in height on the front elevation and 1.8m in height the rear elevation, so that the roof would slope downward from the front to the rear elevation to create a mono-pitched roof. It would be 10.2m away from the main building and would not take up more than 50 per cent of the rear garden. It would be 1m away from the boundary with no.7, 1.5m away from the boundary with no.9, and 0.8m from the boundary with West Green Road.

The materials would be a wooden green sand felt roof, polyethylene terephthalate (PET) glazing, and wooden overlap pressure treated walls. The proposed garden shed would not extend above the height of the ground floor level. It would appear subservient to the main building considering

that it would be of a modest size. The proposed materials would ensure that the garden shed has the appearance of a traditional shed. There would not be any side windows.

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 height and depth of the garden shed would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 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.

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: 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.