



Officer Report

Application Number:	HGY/2023/00255
Application Type:	Householder planning permission
Address:	Ground Floor Flat, 61, Steele Road, London, N17 6YJ
Proposal:	Erection of outbuilding in rear garden (retrospective planning application).
Case Officer:	Laina Levassor
Valid Date:	25/01/2023
Applicant:	Ms Elaine Patterson
Agent:	Ms Elaine Patterson

RECOMMENDATION

Refuse

PLANNING HISTORY

UNW/2022/00368 - Enforcement investigation into the unauthorised construction of outbuilding in rear garden. Investigation ongoing.

SITE DESCRIPTION

The application site is a ground floor flat located on the Northern side of Steele Road.

The site is not located within any conservation area and is not within the curtilage of any listed building.

ASSESSMENT

London Plan Policy D4 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.

This application seeks to gain retrospective planning permission for an existing outbuilding located in the rear garden. The outbuilding measures 3m to roof height, 2.5m to the eaves and 4m in depth. It is site on a raise plinth that increase its height and visual prominence The siting of the outbuilding is in close proximity to the shared neighbouring boundary and sits on a raised garden level, which due to the sloping of Steele Road, appears even higher from neighbouring garden levels. The outbuilding due to it's height, scale and location appears intrusive and disturbs the enjoyment of the neighbouring garden at No.59. While its foot print might be modest compared to

outbuildings in other gardens, the small narrow size of the application property's rear garden means that the outbuilding takes up the majority of the the external amenity space available to property and lending the rear garden a cramped appearance.

It is considered that by virtue of the depth and height of the outbuilding, it would have an adverse effect on the amenity of neighbouring residents leading to a material loss of light and outlook and increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Refusal Reasons:

It is considered that by virtue of the depth and height of the outbuilding, it would have an adverse effect on the amenity of neighbouring residents leading to a material loss of light and outlook and increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>