



Officer Report

Application Number:	HGY/2023/1916
Application Type:	Householder planning permission
Address:	14 Greenham Road, Hornsey, London, N10 1LP
Proposal:	Erection of a single storey outbuilding in rear garden
Case Officer:	Josh Parker
Valid Date:	17/07/2023
	3
Applicant:	Mr & Mrs Beale
Agent:	Mr Mike Beacham

RECOMMENDATION

Approve with Conditions

PROPOSAL

The applicant is proposing the 'Erection of a single storey rear outbuilding'. The outbuilding is located to the absolute rear and would replace an existing concrete pad. The proposed new floor space would create additional space for an office/workshop.

SITE DESCRIPTION

The subject site is a two-storey end of terrace dwelling house comprised of brick. The area is typical of other residential activities with works shops and light industry to the absolute rear. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

PLANNING HISTORY

All relevant planning history and enforcement has been considered.

CONSULTATION

No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design;
2. Impact on neighbouring amenity.

Design and Appearance:

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance,

which is equally supported by London Plan (2021) Policy D6.

The proposed outbuilding would replace a large concrete pad to the rear, sited between a substation, car park ancillary to the workshops and the rear of the neighbouring No. 16. The building is 5.7m x 3.4m, single storey with an asymmetrical roof with gables to the front and rear. The building is of a high-quality design, using clean and simple lines complemented with black timber cladding and back roofing with inserts to allow light through.

The remaining space between the outbuilding and rear footprint of the dwelling is 11.5m leaving a large area for amenity space while the proposal will have 100mm setbacks minimum from all boundaries. The outbuilding is limited to a height and scale lesser to the outbuildings on the terrace for properties at No.18, No. 30-38 to name a few. This means although the rear garden is smaller than the neighbouring addresses the principle is generally accepted. The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area and therefore acceptable in from a design lens.

Impact on neighbouring amenity

London Plan Policy D6 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.

The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building. The structure would be respectful to the neighbouring addresses, with the roof considerably projecting above boundary fence. Such a structure would not adversely affect neighbouring amenity, i.e in terms of privacy, given the presence of intervening fencing.

The height, depth and placement of the outbuilding would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The outbuilding would internalise the absolute rear of the garden and therefore will not create any adverse effects in regard to noise. There will be no material loss of privacy to neighbouring properties. The proposal meets all amenity tests thereupon acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policies D6, D14 & 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.

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

Conditions:

- 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 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.

Informatives:

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.