



Officer Report

Application Number: HGY/2023/1973
Application Type: Householder planning permission
Address: Westbrook, Barrington Road, Hornsey, London, N8 8QS
Proposal: Erection of single storey garden studio building in rear garden.
Case Officer: Oskar Gregersen
Valid Date: 20/07/2023
Applicant: Galvin & McCammond
Agent: Paul Lofthouse

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation were received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- No material issues were raised in the comment, however the issue of impact on tree roots was raised as well as potential drainage issues caused by possible paving of the rear garden area (Officer Comment: These issues are not considered to be material to the application as the issue of tree roots is covered in the submitted Arboricultural report, with micro piles proposed, and there is no paving proposed at the rear portion of the garden and as such drainage will not be impacted.

REASONS FOR GRANTING PERMISSION

The subject site is a 4 bed, 2 storey detached early 20th century residential building on Barrington Road near the junction with Palace Road and near the south-west corner of Priory Park. The building is a single-family dwelling. The property is neither in a conservation area and nor is it a locally listed building. The building is situated in Muswell Hill Ward.

Barrington Road is a residential street of two storey houses with a curved layout. The curved layout gives rise to the houses taking the form of short terraces with irregular gaps between the terraces. Many of these gaps have been infilled with either garage or single storey side extensions.

The southern boundary of the site abuts the rear gardens of properties on Palace Road. To the north of the site is The Cottage, Barrington Road, a two-storey residential building. The flank elevation of The Cottage does not include any windows which directly face the application site. The

rear garden is access via a side entrance gap through a timber gate behind the off-road parking space in the front garden area.

The rear garden is generally grassed and includes a large black pine tree approximately 16m from the existing house. A large horse chestnut tree is located near the rear far corner of the garden partly in the garden of no.26 Palace Road and partly in the application site. There are existing garden buildings in the rear gardens of the adjacent properties at The Cottage and no's 28 and 30 Palace Road.

The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2023/0511 | Demolition of existing rear extension and single storey static caravan. Erection of a two storey side extension and a part single, part two storey rear extension, incorporating a roof terrace. Installation of a rear dormer. Creation of a gable-end on the front elevation bay and replacement of the front canopy roof over the front door, together with other external alterations (AMENDED DESCRIPTION & AMENDED PLANS).

Approve w/ Conditions

Permission is sought for the erection of a garden studio building in the rear garden, within the narrow strip adjacent to site boundaries with The Cottage to the north and nos. 28 and 30 Palace Road to the south. The proposed garden studio would be 10m long, and 3m wide with a flat roof that would be 2.75m tall. The studio would be finished with timber fascia boards with powder coated aluminium doors and black plastic rainwater goods.

Officers note that consideration has been taken for nearby mature trees, a horse chestnut and black pine, and it has been proposed that micro piles will be used for the foundations of the garden studio, as well as a lightweight machine with ply sheets placed on the ground during construction to mitigate compaction of the tree's roots.

With respect to design the proposal is not considered to introduce a feature that is overly dominant on the site and is scaled such that it appears subordinate from the host dwellinghouse and fills an odd portion of the garden that infills an area between the gardens of The Cottage and Nos 26 – 30 Palace Road.

By virtue of its siting behind the garden room of No 30 Palace Road, the rear fence of No 28 Palace Road, and the rear portion of the garden of The Cottage, Officers deem that the height and depth of proposed garden studio the 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.

Due to the side access from the street, Officers will add a condition to this application that specifies that the garden studio is, in perpetuity, to be used for purposes ancillary to the main dwelling house and is not to be used for private rentals in an effort to protect neighbouring amenity.

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.

- 3 The approved outbuilding is to be used, in perpetuity, for uses ancillary to the host dwellinghouse, and not for any other uses (such as private rentals)

Reason: To protect neighbouring amenity in line with DPD Policy DM1

- 4 The development shall be carried out in accordance with the tree protection measures and arboricultural method statement set out in parts 19 & 20 of the approved Arboricultural Implications Assessment dated 18th July 2023.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

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.