



Officer Report

Application Number:	HGY/2023/2070
Application Type:	Full planning permission
Address:	Ground Floor Flat 1, 66 Ferme Park Road, Hornsey, London, N4 4ED
Proposal:	Construction of a timber framed garden building for the use of the homeowner as an office ancillary to the main dwelling.
Case Officer:	Sabelle Adjagboni
Valid Date:	31/07/2023
Applicant:	3
Agent:	Simon Jukes Rowena Mosley

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the installation of a timber outbuilding.

Site and Surroundings

The application site is the ground floor flat of a two-storey semi-detached Victorian property containing two flats. It is in the Stroud Green Conservation Area but is not a listed building.

Relevant Planning and Enforcement history

The planning history in relation to the site is as follows:

HGY/2019/1104 | Replace existing single storey outrigger with full width single storey extension | Granted.

HGY/2001/0061 | Reconstruction of front and rear walls formation of new entrance. | Granted

The history of the site also shows that it was converted into three flats in 1984.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the property and 55 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. 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 is in the rear garden of the property. It has a width 4.6m and a depth of 5.2m. Its highest height of 2.5m is at the front and slopes down to an eave's height of about 2.17m at the rear. The external finishing would be tanalised redwood. The decking step at the entrance will also be in tanalised redwood. It also features a 1.8m aluminium bi-folding door which would be graphite internally and externally. There are two proposed windows: one small picture window at the rear which is about 0.91m x 0.44m and a larger on the right elevation which is 0.91m x 1.65m. Both will be double glazed uPVC in graphite finish externally to match the door.

Although 5m is quite a substantial depth, given the size of the rear garden, the proposal is considered to be proportional and subordinate to the rest of the property. Additionally, the proposed development would be ancillary to the main property.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be considered. In relation to extensions

or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed outbuilding will not be visible from the streetscape and therefore has no material impact on the character and appearance of the conservation area. Additionally, properties in proximity to the site, including the neighbours, can be seen to have an outbuilding. Hence, the proposal fits the character and pattern of development of the area.

As such, the proposal is considered in line with the above policies.

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 proposal is set away approximately 700mm from the side boundary with No. 64, roughly 1.6m from the rear and about 2.4m from the other side boundary. On the boundary with No. 64, the height is at a gradient from 2.5m to approximately 2.17m and will be about 500mm – 200mm above the boundary fence. However, given that these neighbours also benefit from an outbuilding and considering the modest height, the impact on the daylight or sense of enclosure of these neighbours will be minimal. The proposed side window would be at a height of roughly 1.8m which would be under the fence height and thus would not impact on the neighbour's privacy. Similarly, the rear small rear window would be at a height of about 1.75m which would also be below the fence height and preserving the privacy of the neighbours at the rear.

On the other boundary, the outbuilding would be about 2.4m away from the rear gardens of the neighbours at Nos. 32 and 30 Mount View Road and therefore would not have any material impact on their daylight, sense of enclosure or privacy.

As such, the proposal is considered acceptable in this case.

Conclusion

The proposal is considered acceptable in terms of design, heritage and amenity considerations.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/2070

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 development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 66 Ferme Park Road 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 with London Plan 2021 Policy D6 and Haringey Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

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.