



Officer Report

Application Number:	HGY/2023/2356
Application Type:	Householder planning permission
Address:	1 Willingdon Road, Wood Green, London, N22 6SG
Proposal:	Erection of an outbuilding to form a garden storage area and a utility area.
Case Officer:	Mercy Oruwari
Valid Date:	01/09/2023
Applicant:	Mr Hamid Kamyab
Agent:	Mr Neri Peshkepia

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Four representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours:

- The landlord has a track record of exploiting tenants. (Officers comments: This is not a material Planning consideration).
- The property had been unlawfully converted before getting retrospective approval following being in existence for four years. (Officers comments: This does not directly relate to the proposed works for this application)
- There are multiple HMOs/conversions on Willingdon Road and the surrounding area that have become immune from Enforcement. (Officers comments: An informative will be added that any works to convert or use the space for anything other than the approved use, including temporary or permanent accommodation, would require planning permission. If such activity is reported this would be addressed by Planning Enforcement).
- In addition similar landlords have turned the outbuildings into residential accommodation. (Officers comments: See the above comment regarding an informative regarding any unlawful conversion).
- There is no reason for an outbuilding with two separate parts and entrances. (Officers comments: The size and use of the unit has been assessed as opposed to the division for this application).
- It is likely to be turned into 1/2 further forms of accommodation especially as it has functioning drainage and electricity. (Officers comments: See the above comment regarding an informative regarding any unlawful conversion).
- The property is already overcrowded with limited amenity space for the number of occupants. (Officers comments: This does not directly relate to the proposed works for this application).

- This is in a Family Housing Protection Zone. (Officers comments: This does not directly relate to the proposed works for this application).

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey end of terrace converted into 7x modest sized self-contained units. The site is on the northern side of Willingdon Road on the junction of Meads Road, backing onto the entrance road into Alfred Findley House. Due to its location, it benefits from a slightly larger plot than the neighbouring properties.

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

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

- HGY/2017/3202 - Certificate of lawfulness for the use of the property as 7 no. self-contained studio flats. Approved
- HGY/1992/1229 - Erection of ground and first floor extensions to side of property.. Refused
- OLD/1988/2099 - 16/11/87 Construction of a crossover to a classified road and new garage. Approved with conditions

2.4 The proposal is for the erection of a large outbuilding in the rear garden divided into a laundry utility room and a separate garden storage with 2 doors accessing the individual rooms. The flat roofed structure would be 25.9sqm in size (Garden Storage 11.5sqm/Laundry Room 7.8sqm internal floorspace) and 2.5m high. In the context of the location of the outbuilding at the rear of the garden, it will sit adjacent to Meads Road on the side and would back onto the entrance road to Alfred Findley House at the rear. Due to its location the structure would be considered acceptable.

2.5 The building would have a pebble dashed finish to match the main house with both doors and windows being uPVC. As the studio units are modest in size the laundry would be used by the occupants of the main house. Likewise, due to the lack of internal space the garden storage would be ancillary to the main house. The outbuilding should not be used at any time for permanent or temporary accommodation without prior planning permission from London Borough of Haringey.

2.6 With the proposed structure being located adjacent to the existing structure at the rear of No 3, in addition there are no neighbours at the rear or on the otherside the modest height of the extension should not be overbearing. The proposal is acceptable in amenity terms.

2.7 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.

2.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.9 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The outbuilding hereby approved shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the the occupants of the main dwelling known as 1 Willingdon Road N22 6SG. It 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: 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.