



Officer Report

Application Number:	HGY/2026/0244
Application Type:	Full planning permission
Address:	Ground Floor Flat, 104 Nelson Road, Hornsey, London, N8 9RT
Proposal:	Erection of an outbuilding in the rear garden.
Case Officer:	Mark Chan
Valid Date:	24/02/2026
Applicant:	Mr James Sargeant
Agent:	

RECOMMENDATION

Approve with Conditions

1. Consultation

The application has been publicised by way of letters to neighbours. No representations were received.

2. Planning Assessment

The application site is a ground floor flat within a two-storey, mid-terrace property on the eastern side of Nelson Road. The host property has an existing two-storey rear outrigger and a single storey wraparound extension. The site is not within a Conservation Area and does not contain any listed building.

The application history in relation to this site is noted.

HGY/2020/0733 – Single storey rear extension. Approved 29/04/2020.

OLD/1988/0963 – 13/10/87 Installation of spiral staircase to rear elevation. Approved 31/08/1988.

OLD/1987/1067 – 19/12/86 Conversion into 2 self-contained flats & erection of s/s rear extension. Approved 20/05/1987.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

The main issues with this application are the effects of the development on the character and appearance of the host property and surrounding area and on the living conditions of neighbouring occupiers with regards to residential amenities.

This application is seeking consent to erect a new rear garden outbuilding. The new outbuilding would be 2.5m deep, 3.5m wide with a maximum height of 2.5m. The structure would have a slant roof sloping to the rear and clad with timber. The outbuilding would be used solely as an ancillary workspace associated with the residential use of the dwelling and not for independent residential accommodation or commercial use. Given the size, height and location of the new outbuilding, it is a subordinate addition to the host property and would not adversely impact the character and appearance of the host property. The external timber finish of the outbuilding is in keeping with its surroundings and appropriate for an outbuilding in a rear garden setting. Overall, the proposed development is considered acceptable in terms of design and appearance.

Given the height and scale of the outbuilding and the height of the existing boundary fences, it would not adversely impact the residential amenities of neighbouring occupiers.

Overall, the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

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

3. Recommendation

It is therefore recommended that this application be APPROVED 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

Location Plan

Site Plan

Planning Application Summary

Material Specification - Dominator Pressure Treated Garden Office by Dunster House

Drawing No. AE100

Drawing No. AE101

Drawing No. AE201
Drawing No. AP100
Drawing No. AP101
Drawing No. AP201

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Ground Floor Flat, 104 Nelson Road. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

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: 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: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

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