

# Officer Report

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0342</b>                                                        |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                             |
| <b>Address:</b>            | 24 Stanhope Gardens, Tottenham, London, N4 1HT                              |
| <b>Proposal:</b>           | Construction of a single-storey garden studio for ancillary residential use |
| <b>Case Officer:</b>       | Sabelle Adjagboni                                                           |
| <b>Valid Date:</b>         | 09/02/2026                                                                  |
| <b>Applicant:</b>          | Ms Ralitsa Naydenova                                                        |
| <b>Agent:</b>              | Ms Athina Ralli                                                             |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Consultation**

No responses were received following consultation on this application.

#### Local representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. of individual responses: 0

#### **2. Planning assessment**

The application site relates to the rear garden of the ground flat of a property subdivided into two flats. The building is not located within a conservation area and is not listed. The property benefits from a modest rear garden.

The application history is as follows:

HGY/2020/1025

Proposal: Formation of rear dormer windows on the main rear roof slope and on the outrigger to facilitate loft conversion with insertion of 2 x velux rooflights to front roof slope.

Decision Date: 28 May 2020

Decision: Approve with Conditions

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 effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers with regards to outlook.

This application is seeking consent for the construction of a single-storey garden room to replace an existing timber shed. The proposed structure will be repositioned to a more central location within the rear garden, set in from all boundaries. It would measure approximately 3.89m in width and 2.5m in depth, with a flat roof reaching a maximum height of 2.5m.

The overall footprint of the outbuilding would be comparable to the existing structure and remains modest in scale, consistent with similar garden buildings typically constructed under permitted development rights. However, in this instance, permitted development rights do not apply as the host property is a flat.

The external finish of the outbuilding would be vertical timber cladding coated with fire-retardant paint. The window and glazed sliding double doors will have PPC aluminium frames. The roof will be finished with GPR or single-ply membrane. The outbuilding will not be seen from any public vantage point and would therefore have a minimal impact on the character and appearance of the area.

The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, as it will not be much bigger than the existing outbuilding and would be set back from the boundaries.

There are no protected trees within the sit or adjoining properties. However, a mature ornamental tree is located in proximity to the proposed outbuilding. Given the limited scale of this structure and its separation from the site boundaries, the development is not considered to result in significant harm to existing vegetation. The use of low impacts foundation methods, such as part or screw foundations, would further minimise any potential impact on root systems. The proposal also includes additional landscaping, comprising new planting and ornamental trees, which would enhance the overall quality of the garden environment.

In order to retain control over the nature of the use a condition is accordingly being imposed to ensure the use of structure is limited to one incidental to the residential use of the ground floor flat.

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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 as the structure will be discrete in nature and size, as well as hidden from public viewpoints as such meaning the character and appearance of the conservation area will not be harmed, as such left preserved.

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 in accordance with the following 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: P00, P01, P02, P03

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

- 3 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 24 Stanhope Gardens, Tottenham, London, N4 1HT. 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.

- 4 The garden room hereby approved is to be constructed using 'small diameter piles' and in line with other protective measures outlines in Drawing / Design Access Statement.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

**Informatives:**

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.

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.

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.