



Officer Report

Application Number:	HGY/2026/1582
Application Type:	Householder planning permission
Address:	589 Seven Sisters Road, Tottenham, London, N15 5NA
Proposal:	Demolition of existing garage and erection of new outbuilding
Case Officer:	Ben Coffie
Valid Date:	04/06/2026
Applicant:	Mr Meb Hussain
Agent:	Mr Chris Ellerbeck (ELA design)

RECOMMENDATION

Approve with Conditions

1. Consultation

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning assessment

The application site comprises a two-storey mid-terrace dwelling located on the south-eastern side of Victoria Crescent, adjacent to Seven Sisters Road, Tottenham. The site is not located within a Conservation Area. The property benefits from a modest-sized rear garden, which backs onto Culvert Road, where there is currently a garage building.

The planning history relating to the site has been noted and taken into account in the assessment of the proposal.

The application has been assessed against Policy DM12 (Housing Design and Quality) and Policy DM1 (Delivering High Quality Design) of the Development Management DPD. These policies require development to be of a high-quality, site-specific and sensitive design, safeguard neighbouring amenity, and respond appropriately to landscape features and trees both on and adjacent to the site.

The principal considerations in the assessment of this application are the impact of the development on the character and appearance of the area and the living conditions of neighbouring occupiers.

Planning permission is sought for the construction of a garden room to be used as a home office. The proposed structure would measure approximately 6.2m in width and 4.7m in depth and would be positioned at the rear of the garden. The building would extend across the width of the plot up to the side boundaries and would have a maximum height of 2.5m.

The scale and bulk of the proposed outbuilding would be comparable to the existing garage building on the site. Its footprint is considered modest and is similar to garden structures commonly

found within residential rear gardens. Whilst a structure of this nature may often be permitted under permitted development rights, such rights do not apply in this instance as the property is a flat.

The proposed building would be constructed in brick, with UPVC doors and windows and a felt-covered roof. The design is considered to be of acceptable quality and appropriate for its intended use. The proposed external materials would be compatible with the surrounding area and suitable for an outbuilding within a rear garden setting.

The proposal is considered proportionate and subordinate to the host property and reflects the established pattern of development within the locality, where a number of similar outbuildings are present within neighbouring rear gardens.

It is noted that the proposed garden room includes a WC. However, the presence of basic ancillary facilities does not, in itself, render the use unacceptable. The building would remain modest in scale and is proposed for use as a home office incidental to the enjoyment of the host dwelling. A condition is recommended requiring the building to be used solely for purposes incidental to the residential use of the property and not as a separate self-contained unit of accommodation.

Given the scale of the proposed structure and its similarity to the existing garage building, the development would not appear unduly dominant or overbearing when viewed from neighbouring properties. Whilst the structure would extend up to the side boundaries, its height is limited to 2.5m and is typical of boundary outbuildings within a residential setting. The proposal would therefore not create an unacceptable sense of enclosure.

The outbuilding would not result in any material loss of light, outlook or privacy to neighbouring occupiers. Although it would be visible above sections of the boundary treatments, views of it would be limited and would be further softened by the presence of established planting within the surrounding area.

Overall, the proposed development is considered to comply with the policies outlined above.

All other relevant policies and considerations, including equalities duties, have been taken into account. Planning permission should therefore 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 hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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.

Approved Plans List: ELA/9 A, ELA/8 A, ELA/2 A, ELA/5 A, ELA/3 A

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

- 3 The outbuilding hereby approved shall be used only for purposes incidental to the residential use of the dwelling known as 589 Seven Sisters Road, Tottenham, London, N15 5NA. It shall not be used as primary living accommodation, a self-contained dwelling, sleeping accommodation, short-term let accommodation (including use as serviced accommodation or holiday accommodation), or for any commercial purposes, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the outbuilding remains ancillary to the host dwelling and to safeguard the amenities of neighbouring occupiers and the character of the area, in accordance with Policy SP2 of the Haringey Local Plan and Policy DM1 of the Haringey Development Management DPD.

Informatives:

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>

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 their 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.