

Officer Report

Application Number:	HGY/2026/1334
Application Type:	Householder planning permission
Address:	Ground Floor Flat, 51 Bounds Green Road, Wood Green, London, N22 8HB
Proposal:	Erection of a single-storey outbuilding using ground screw foundations in rear garden to be used as an office.
Case Officer:	Nathan Keyte
Valid Date:	15/05/2026
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Applicant:	Mr Matthew Gilley
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for the erection of a outbuilding in the rear garden, to be installed on ground screw foundations. The building will be used as garden office.

A green roof is proposed, with the exterior wall cladding being Millboard shadowline cladding and cement board. While no rear elevation is noted to have been provided, the applicant has confirmed this will be finished in cement board cladding also.

The building will have a width of 4.3m, depth of 3.0m, and a pitched roof falling from 2.5m in height to 2.3m. No side glazing is proposed.

2. SITE AND SURROUNDS

The application property is a two storey mid-terrace building in use as flats. The proposal relates to the ground floor flat. No trees of significance are on the site according to the application and site photos, though large trees are observed to be on surrounding sites.

The site lies in the Trinity Gardens conservation area, however the site is not a listed building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION

Avenue Gardens R.A: No comment received.

LBH Conservation Officer: Concerns raised regarding cement board material, size, and trees.

LBH Arborist: No objection raised to the proposed building due to ground-screw foundation system being utilised.

TfL London Underground: no comment to make.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters and public notices. No representations have been received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Amenity
3. Trees
4. Flooding

Design and heritage

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.

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.

There are examples of rear garden outbuilding structures in the area such as 41, 43, 45 and 53 Bounds Green Road. A rear garden outbuilding is therefore not out of character with the development of the area.

The footprint of the proposed building combined with its height of 2.5m and size of the rear garden will result in the proposed building remaining subordinate in scale to the host building. Sufficient garden space is retained so that the proposal does not result in an overly cramped or developed site. A green roof is proposed, and will further aid in the development integrating within the context of the garden area.

The Conservation Officer's concerns regarding cement cladding is noted. However, this will be on the wall facing the existing outbuilding at no. 53 Bounds Green Road, to the rear of the site, and on a 2.5m tall single storey structure.

Considering the points above, the proposal will be a subordinate development and the character and visual amenity of the conservation area will be protected.

Impact on neighbouring amenity

London Plan Policy D4 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 outbuilding is located at the rear of the site away from neighbouring dwellings, and set off the side boundaries by approximately 0.5m-0.8. The scale and siting of the outbuilding would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. No side glazing is proposed and there will be no material loss of privacy to neighbouring properties.

Considering the points above, the proposal is acceptable in amenity terms.

Trees

The proposed building is located within the root protection zone of larger trees on adjoining sites. Ground-screw foundations are proposed to minimise impact on tree roots that may be present. A condition is recommended to ensure works within the root protection areas of trees within the conservation area are undertaken with care. Considering these points, the works will be acceptable regarding impacts on neighbouring trees.

Flood

The site is located within a critical drainage area. The proposed building integrates a green roof which will minimise the impervious area added to the site. Noting these points and the nature and scale of the proposed development, the development is acceptable with regard to impacts of flooding.

Conclusion

The proposal is considered acceptable. 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.

7. CIL

The outbuilding is less than 100 square metres and therefore CIL is not required.

8. BNG

N/A – less than 25 square metres of vegetation will be removed and where development relates to householder development. Furthermore, a sedum roof is proposed, which will mitigate loss of vegetation (grass).

9. RECOMMENDATION

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 as listed below except where conditions attached 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:

Site Plan; Elevations and floor plan; Location Plan

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 Ground Floor Flat, 51 Bounds Green Road, Wood Green, London, N22 8HB. 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 foundations of the approved outbuilding shall be ground screw foundations, and shall be installed so as to avoid impacts to the health of trees where occurring within their Root Protection Area. This shall include No-dig construction methods within Root Protection Areas (RPAs), with appropriate ground protection.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.