



Officer Report

Application Number:	HGY/2026/2126
Application Type:	Householder planning permission
Address:	201 Farrant Avenue, Wood Green, London, N22 6PG
Proposal:	Erection of single storey rear outbuilding
Case Officer:	Ciara Ward
Valid Date:	24/07/2026
Applicant:	Ms Ambra Dentella
Agent:	Mr Tomaso Boano

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse on the north-west side of Farrant Avenue. The site is located within the Noel Park Conservation Area. There is also an Article 4 direction on the area because it is sensitive to small scale changes which affect the detailing and material quality of the original buildings.

The site does not affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the erection of a single storey outbuilding in the rear garden. The outbuilding will be used as a home office, and contain no bathroom, kitchen, or sleeping facilities.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history in relation to the site.

4. CONSULTATION RESPONSES

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

No. of individual responses: 0

Objecting: 0

Supporting: 0

LBH Conservation Officer: No comment received.

LBH Arborist: No objection raised.

Noel Park CAAC: No comment received.

Noel Park North Residents Association: No comment received.

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high-quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed rear outbuilding would measure 3.5m in width, 2.25m in depth and 2.7m in height. The proposed outbuilding incorporates a single door on the front elevation and a rooflight within the flat roof. Owing to its position within the rear garden and its modest scale, the proposal would not be visible from the public realm.

The outbuilding would be clad in cement-bonded particle board to the front elevation, with black corrugated metal sheeting to the remaining elevations. Whilst contemporary in appearance, the proposed materials would complement the host dwelling and would not result in harm to the character or appearance of the conservation area, having regard to the outbuilding's limited visibility and modest scale.

The structure would be installed on ground screws supporting an elevated timber base, avoiding the need for excavation or a concrete foundation. Sufficient garden space would be retained and, by reason of its limited footprint and subordinate scale, the outbuilding would not appear as an overly prominent addition to the site.

There are examples of rear garden structures of varying sizes within the surrounding area, including at nos. 184, 187, and 199 Farrant Avenue. A rear garden outbuilding is therefore not out of character with development in the area.

Considering the points above, the proposed outbuilding would remain subordinate to the host dwelling and would preserve the character and appearance of the conservation area. Accordingly, the proposal is considered acceptable in design and heritage terms.

Impact on neighbouring amenity

London Plan Policy D6 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.

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 the amenity of neighbouring residents.

The proposed outbuilding would be positioned to the rear of the site, away from neighbouring dwellings, and would be set slightly in from the shared boundaries. The retention of existing vegetation would provide additional screening and further mitigate any potential impacts. By virtue of its modest scale, height and siting, the outbuilding would not result in a material loss of daylight or sunlight to neighbouring occupiers, nor would it appear overbearing or unduly dominant when viewed from adjoining properties. As no side-facing windows are proposed, the development would not give rise to any material overlooking or loss of privacy.

Accordingly, the proposed outbuilding is considered acceptable as it would not result in harm to neighbouring residential amenity.

Trees

There are no Tree Preservation Orders (TPOs) within or surrounding the site. Two existing trees are located within the rear garden, one of which is proposed for removal as part of the development. The Council's Arboriculture Officer raises no objection to the removal of this tree on the basis that it is a low-grade specimen.

The proposed use of ground screw foundations for the outbuilding is also considered to minimise impacts on the retained tree and other vegetation within the rear garden.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the Noel Park Conservation Area and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for APPROVAL subject to 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:

2616_07_001

2616_07_002

2616_07_110

2616_07_210

2616_07_300

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 except where otherwise stated on 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.

Informatives:

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: 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: 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.