Officer Report

Application Number:	**HGY/2026/2560**
Application Type:	**Full planning permission**
Address:	Ground Floor Flat, 39 Priory Road, Hornsey, London, N8 8LP
Proposal:	Erection of Garden Studio Outbuilding
Case Officer:	Mabs Bahrami Jovein
Valid Date:	14/09/2026
Applicant:	Mr Dawinder Gidda
Agent:	

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The application site relates to a converted ground floor flat.

The application history in relation to this site is noted, including the following:

HGY/2014/3070- Formation of loft conversion with roof lights, alterations to existing first floor windows and creation of Juliet balconies. – Approved 29/12/2014

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 to construction of a garden cabin in the rear garden. The garden structure will be 2.1m in width and 2.1m in depth and will be positioned to the back of the garden. The structure will be 2.7m in height.

The footprint of the outbuilding is modest and comparable to neighbouring garden structures. The outbuilding is a contemporary, single-storey structure with a flat roof and a rectangular footprint. It features a predominantly dark grey/black external frame, with timber-effect cladding in a warm natural wood finish surrounding the front elevation. The front elevation incorporates extensive full-height glazing, including glazed doors and fixed glazed panels, with dark-coloured frames. Vertical timber fins are positioned to the left-hand side of the front elevation, providing a decorative architectural feature. The flat roof has a dark-coloured fascia, while the underside of the front overhang is finished in timber-effect material. The structure has a modern, minimalist appearance and is positioned within a confined rear garden area, between existing boundary enclosures.

The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. There are a number of outbuildings found in the rear gardens of properties in the immediate area.

The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building. The structure would only be partially visible, projecting above boundary fence within neighbouring gardens.
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 shall be completed in accordance with the approved plans 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. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity
3	The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling, ground floor flat 39 Priory Road, Hornsey, London, N8 8LPand shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority. Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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:
Drawing entitled: Studio 02 (All Slate Grey) prepared by WOHOBO;
Photo-2025-12-03-07-24-50 JPG;
Site Location Plan;
Site Plan -Existing and
Block Plan entitled – Legend (Proposed Studio 2m x 2m).

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

4 The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling, ground floor flat 39 Priory Road, Hornsey, London, N8 8LP and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Informatives:

INFORMATIVE: Outbuildings/ Garden Rooms
This certificate applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental to the use of the main dwelling house in its use as a single-family dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.