Officer Report

Application Number:	**HGY/2026/2627**
Application Type:	**Householder planning permission**
Address:	94 Barrenger Road, Hornsey, London, N10 1JA
Proposal:	Erection of outbuilding in rear garden (to amend approved certificate ref. HGY/2025/2973)
Case Officer:	Oskar Gregersen
Valid Date:	18/09/2026
Applicant:	Maria Popova
Agent:	Mr Richard Domenech

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

One objection was received from No. 92 Barrenger Road, with the material concerns being raised as follows:

- Scale and visual impact
- Loss of privacy and light
- Noise and disturbance
- Adverse impact to established trees
- Concerns over use as separate dwelling

Issues not material to planning:

- Party wall agreement matters

2. Planning assessment

The application site is a two-storey mid-terrace dwellinghouse on the east side of Barrenger Road. The area is predominantly residential with a mix of building types. The site does not fall within any conservation area.

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

- HGY/2025/0565 | Erection of a single-storey ground floor rear and side canopy (retrospective application) – Approved 05/2025

- HGY/2025/1419 | Erection of a front porch with dual pitched roof – Approved 07/2025

- HGY/2025/2973 | Lawful development: Proposed use for erection of a garden room in the rear garden – Permitted development approved 12/2025

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, on the living conditions of neighbouring occupiers with regards to outlook, and any possible impact on trees in the surrounding area.

This application is seeking consent for the erection of a garden room 2.9m in height, 5.5m in width by 4.5m deep, which would abut the boundary with both Nos. 92 and 96 Barrenger Road.

Officers note that there is an extant certificate of lawfulness in place for the erection of a garden room with the same floor plan but at a height of 2.5m. Which provides some basis for the principle of a garden room in this location. However, there are additional material planning issues to be assessed as a result of the additional height and relationship to neighbouring properties.

The building will be finished in render. The doors and windows will be black painted uPVC. There would be access to the rear, and as such a condition is imposed that this proposal will at no point be used as a residential dwelling and must be incidental to the main dwellinghouse.

The proposed garden room would be 2.9m in height along the boundary and is positioned at the rear of the garden. An objection was raised in relation to overshadowing and a loss of privacy to a garden room and the rear garden of No. 92 Barrenger Road.

It is considered that the scale and massing of the outbuilding would not result in a sense of enclosure to the garden of No. 92, and there would not be any issues of overshadowing as a result of the position of the proposal to the north of No. 92, and the large number of established trees in the 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 with views of it also restricted by the existence of mature trees and shrubs within neighbouring gardens.

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.

In relation to the surrounding trees, a condition is imposed such that the outbuilding should be built using small screw pile foundations in order to limit the impact on established trees in the area.

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.

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: P00001C, P00002C, P00002C, P00003C, P00004C, P00005C, P00006C, P00007C, P00008C

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

3 The development hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as '94 Barrenger Road, Hornsey, London, N10 1JA' 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 with London Plan 2021 Policy D6 and Haringey Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

4 The proposed outbuilding hereby approved shall be constructed using small screw pile foundations.

Reason: To minimise the impact on the Root Protection Areas (RPAs) of established trees in the area in line with Development Management DPD Policy DM1.

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: 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.