Officer Report

Application Number:	**HGY/2026/2744**
Application Type:	**Householder planning permission**
Address:	45 Woodfield Way, Wood Green, London, N11 2NR
Proposal:	Single-storey garden room in the rear garden of the property, replacing the existing garage
Case Officer:	Roland Sheldon
Valid Date:	05/10/202 6
Applicant:	MRS LYNSEY SWIMER
Agent:	Mr alan bear

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey semi-detached dwellinghouse located on a visually prominent corner plot on Woodfield Way, N11. The surrounding uses are residential. The site does not contain a listed building and is not located in a conservation area.

2. The Proposal

Single-storey garden room in the rear garden of the property, replacing the existing garage.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

No planning or planning enforcement history:

4. Consultation Response

There were no statutory consultees for this planning application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0

The following comments were received that are considered material to the determination of this planning application: N/A

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity;
3. Other matters

Design & Character

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.

<u>Outbuilding</u>

The proposal has been subject to revisions to reduce its footprint, removal of the gable end design of the roof, amended external treatment to replace the render exterior with a larch timber treatment, and removal of the previously proposed WC facility.

As revised, the outbuilding would have a footprint of 43m2 and would be sited in the north-east corner of the site. It would have an eaves height of 2.4 metres on the boundary shared with no. 47 Woodfield Way, and a ridge height of 3.8 metres. The outbuilding would be externally clad in larch cladding, and a tiled roof. It would have a double side door entrance and 2 casement windows on its western elevation.

Whilst sizeable, the reduced scale, massing and positioning of the outbuilding would adequately address previous concerns raised by the case officer with regards its excessive scale and visually dominant appearance. The revised outbuilding would not project beyond the side wall of the host dwelling and has a reduced massing with a visually softer exterior material treatment more appropriate for its domestic rear garden setting.

On balance, the proposal is therefore considered to be acceptable with regards to design and character considerations.

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.

As revised, whilst the outbuilding would be sizeable in scale, it is not considered that its bulk, massing and positioning would result in an unacceptable impact by way of loss of outlook, light or create a visually over-dominant impact on the amenities of neighbouring occupants. The positioning of the doors and windows would not result in a loss of privacy, with the entrance orientated towards Woodfield Way, and the windows towards the rear elevation of the host building.

The previously proposed WC has been removed from the proposal. A restrictive condition shall be imposed on the development that requires the outbuilding to solely be used for purposes incidental to the enjoyment of the dwellinghouse,

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character and amenity impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

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

A260329PA/004: Proposed floor plans (received 2.11.26)
A260329PA/007: Proposed Sections (received 2.11.26)
A260329PA/008: Proposed elevations (received 2.11.26)
A260329PA/006: Proposed elevations (received 2.11.26)
A260329PA/009: Site Location and Block Plan (received 2.11.26)

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

3 The outbuilding hereby approved shall not be used at any time other than for purposes incidental to the enjoyment of the residential use of the dwelling known as: 45 Woodfield Way, London, N11 2NR, 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 ensure the building does not fall into an inappropriate use for its location/sub-standard accommodation, to comply with Policy D6 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017), and policy DM1 of the Haringey Development Management DPD (2017) which set out appropriate standards and requirements for all new dwellings.

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: 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.