



Officer Report

Application Number: HGY/2023/2157
Application Type: Full planning permission
Address: 7 Harold Road, Hornsey, London, N8 7DE
Proposal: Construction of single storey outbuilding in rear garden of existing day nursery for use as a garden room (retrospective planning application).

Case Officer: Cameron Sturges
Valid Date: 09/08/2023
Applicant: Mario Fargion
Agent: David Scott

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

CONSULTATION RESPONSE

1.1 The following were consulted regarding the application:

LBH Conservation:

- The outbuilding is quite large and square, however the main concern is that there is a lack of information. The block plan is quite vague, and it is unclear if there is a boundary treatment to the rear of the site, if there is how tall it is in comparison with the outbuilding, and whether the uVPC windows and door will be visible from the street. Could the retention of the existing boundary treatment could be conditioned so that these remain obscured from the alley/street? uVPC windows and doors should ideally be amended to aluminium or timber.
- Regardless of the above, painted OSB board is not an appropriate finish, it should have an appropriate cladding material to all sides of the building. This could be remedied through amended plans, or through a non-withstanding condition for external surface materials (prior to occupation).

REPRESENTATIONS

1.2 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 10 letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 2 (One objector commented twice).

Supporting: 0

1.3 The main material considerations raised during the consultation period include:

- Noise generated from use of outbuilding;
- Inaccurate description of structure.

2. REASONS FOR GRANTING PERMISSION

2.1 The property is a two storey late Victorian terraced property with accommodation within the roof space located on the southern side of Harold Road. The property is used as a children's nursery with the upper floors previously used as a self-contained flat but now also used in connection with the ground floor/ children's nursery use. The application site is located within the Hillfield Conservation Area.

2.2 The planning and enforcement history of the site is noted:

HGY/1994/0129- Self-containment of upper floor residential accommodation from ground floor nursery by provision of internal door. - Approved 01/03/1994

HGY/2009/1978 - Erection of a timber framed garden room to rear of property. – Approved 16/02/2010

HGY/2010/1114 - Installation of canopy and ramp. – Approved 11/08/2010

HGY/2014/0919 - Use of first and second floor levels as nursery daycare (Use Class D1) (retrospective application for change of use from a flat - Use Class C3) with retention of external staircase to the rear – Approved 14/08/2014

HGY/2015/1730 - Permanent use of first and second floor levels as Nursery Daycare (Use Class D1) (Retrospective Application for Change of Use from a Flat - Use Class C3) with retention of external staircase to the rear following temporary Grant of Planning Consent in Aug 2014 - Ref: HGY/2014/0919 – Approved 07/08/2015

ENF/2023/0266 – Unauthorised works for the erection of an outbuilding – In Progress

2.3 The application is for the retrospective approval of an outbuilding, used in conjunction with the Nursery at the host property. The structure is located at the rear of the garden, slightly pulled in from neighbouring properties.

2.4 An outbuilding was constructed in the same location following planning permission HGY/2009/1978 dated 16/02/2010 and featured a total floor area of 9.1sqm, a height of 2.5m, width of 4.7m and depth of 2.5m. This structure was used as a classroom for the nursery for many years and has since become dilapidated over time and replaced with another outbuilding, also serving as a classroom for up to 6 children.

2.5 The outbuilding accompanying this application is 2.7m high, 5.5m wide and 4m in depth. The footprint of the outbuilding is rather minor within the context of a large garden and can therefore be considered as an acceptable development. Whilst the materials used for this structure are not considered to be high quality, the outbuilding is not visible from the street and large rear fences along Church Lane nearly obscure the outbuilding entirely from view.

2.6 The height, depth and placement of the outbuilding would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties. There will be no material loss of privacy to neighbouring properties. It would also not detract from neighbouring amenity as the main use of the property has been operation for some time. The proposal is acceptable in amenity terms.

2.7 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the character and appearance of the conservation area will be protected.

2.8 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.9 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

GRANT PERMISSION subject to conditions:

Conditions:

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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.

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

Informatives:

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>