



Officer Report

Application Number: HGY/2023/2553
Application Type: Householder planning permission
Address: 19 Collingwood Avenue, Hornsey, London, N10 3EH
Proposal: Erection of rear outbuilding.
Case Officer: Cameron Sturges
Valid Date: 22/09/2023
Applicant: Mr Alexander Gilmore
Agent: Mrs Becky Harper

RECOMMENDATION

Approve with Conditions

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1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION

2. CONSULTATION RESPONSE

2.1 The following were consulted regarding the application:

1) LBH Arboriculture: The concrete base from the existing structure will be used along with piling for the new structure. This is an acceptable solution to use within the root protection area (RPA) of the mature tree. Conditions will need to be applied that storage and any mixing materials is done outside of the RPA. An Arboriculture method statement will be required for the works within the RPA. Identification of the adjacent tree and photographs will be required.

2) LBH Conservation: No comments received.

3. REPRESENTATIONS

3.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 8 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: 3

Supporting: 0

3.2 The issues raised from the consultation are listed below and addressed in the next section of this report:

- Height;
- Building footprint;
- Impact on sunlight and daylight; and
- Size and appearance.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is a three-storey terraced dwellinghouse situated on Collingwood Avenue. The surrounding area is wholly residential in character, featuring rear gardens and outbuildings. The application site includes a small outbuilding located in the rear corner of the gardens. The application site is located within the Muswell Hill Conservation area and does not fall within the curtilage of a listed building.

4.2 There is no relevant planning or enforcement history available for the site.

4.3 The application is for the erection of a timber framed structure to be used as a home gym and storage. Double glazed uPVC windows and doors are also proposed to be used in the materiality of the structure as well as a sedum roof. The outbuilding will be located at the rear of the garden, pulled in from the neighbouring properties. It is not proposed to be connected to running water or sewer.

4.4 The structure is 2.7m high, 5.7m wide and 3.3m in depth, pulled in from all neighbouring boundaries. The height has been slightly reduced from the previous 3m wall height. The positioning of the outbuilding is also more centred within the rear gardens with increased setbacks to neighbouring properties. The proposed outbuilding will replace a smaller structure which is currently located in the western corner of the rear gardens, bordering No.21 to the South. In consideration of the replacement outbuilding, the footprint is still rather minor within the context of a large garden and can therefore be considered as an acceptable development. There will be no views of the outbuilding from the street.

4.5 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 local character and visual amenity of the area will be protected. The character and appearance of the conservation area will also be retained.

4.6 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. Furthermore, the boundary shared between Nos. 17 and 19 includes a large hedge which is between 3.5m and 4m in height, therefore restricting views from No.17. A large mature tree will also help obscure the outbuilding from view of No.22 Midhurst Avenue. The rear gardens of No.21 feature an outbuilding of similar height and scale to the proposed, therefore, there will be no impact on amenity here. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

4.7 The Council's Arboriculturist has been consulted on the application and accepts that the existing concrete foundation is an acceptable solution for piling of the new structure. Conditions will need to be applied that storage and any mixing materials is done outside of the RPA. An Arboriculture method statement will be required for the works within the RPA. Identification of the adjacent tree and photographs will be required.

4.8 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.

4.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. 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.

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

- 3 The garden shed hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit 19 Collingwood Avenue, Hornsey, London N10 3EH 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.

- 4 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, an arboricultural method statement (AMS) as well as identification of the adjacent tree and photographs shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Any storage and mixing of materials are to be undertaken outside of the root protection area.

Reason: In order to ensure the safety and well-being of the trees on the site during

constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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>