



Officer Report

Application Number:	HGY/2023/2665
Application Type:	Full planning permission
Address:	Ground Floor Flat A, 149 Nelson Road, Hornsey, London, N8 9RR
Proposal:	Addition of garden office in rear garden
Case Officer:	Josh Parker
Valid Date:	09/11/2023
Applicant:	Stuart Wyllie
Agent:	

RECOMMENDATION

Approve with Conditions

PROPOSAL

The applicant is proposing the 'Addition of garden office in rear garden'.

SITE DESCRIPTION

The subject site is a two-storey mid-terrace dwelling house in use as a flat comprised of brick. The area is typical of similar residential activities with extensions and outbuildings to the rear. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

PLANNING HISTORY

All relevant planning history and enforcement has been considered.

CONSULTATION

No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design;
2. Impact on neighbouring amenity.

Design and Appearance:

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed outbuilding would be on the southern portion of the absolute rear garden approximately 0.6m from the rear and southern fence. The outbuilding is 4.0m(L) x 2.5m(W) , single storey with mono-pitched roof angling down to the western boundary. The proposed outbuilding would have a maximum height of 2.45m and a minimum height of 2.05m on the western boundary. The building is of a high-quality design, using clean and simple lines complemented with vertical timber cladding and back iron roofing.

The remaining space between the outbuilding and rear footprint of the dwelling is approximately 9.0m leaving a large area for amenity space while the proposal will have 0.5m setbacks minimum from all boundaries. The outbuilding is limited to a height and scale lesser to the outbuildings on the terrace for properties at No.143 & 155. As such principle is established in the terrace, even with the other mentioned examples having large rear extensions. The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area and therefore acceptable in from a design lens.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

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 mentioned earlier. The structure would be respectful to the neighbouring addresses, with the roof moderately projecting above boundary fence. The proposed structure would not adversely affect neighbouring amenity, i.e in terms of privacy, sense of being overbearing and day lighting given the presence of intervening fencing/vegetation, moderate height and separation from boundaries.

It should be noted that there would be a small 0.6m vertical widow approximately 0.6m from the boundary. This window would be acceptable because of the same observations listed in above. Moreover, the window would not allow for unacceptable overlooking as the 2m fencing and vegetation on the southern boundary would restrict all views towards the rear garden of No. 147.

As such the height, depth and placement of the outbuilding would not result in a material loss of sunlight/daylight, privacy or have an overbearing appearance to the neighbouring properties. The outbuilding would internalise the absolute rear of the garden and therefore will not create any adverse effects in regard to noise. The outbuilding is located behind a terrace building and is proposed to be used as office space and therefore, there would be no material loss of privacy to neighbouring properties. The proposal meets all amenity tests for the reasons discussed above thereupon acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policies D6, D14 & SP11 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.

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

CIL Applicable

N/A

Recommendation

GRANT PLANNING 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 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 A, 149 Nelson Road 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: 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.