

Officer Report

Application Number:	HGY/2023/2552
Application Type:	Householder planning permission
Address:	40 Rectory Gardens, Hornsey, London, N8 7PJ
Proposal:	Retrospective application for the erection of an outbuilding in the rear garden
Case Officer:	Oskar Gregersen
Valid Date:	22/09/2023
Applicant:	MR. HAMIT HOTI
Agent:	- SMART SKILLS LTD

RECOMMENDATION

Refuse

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR REFUSING PERMISSION

1. The development, as built, introduces to the surrounding area a feature that is out of character in terms of scale. Additionally, the building covers too much area of the rear garden and does not appear subordinate to the host dwellinghouse contrary London Plan Policy D6, Local Plan Policy SP11, and DPD Policy DM1.

Site Description

The subject site is a two-storey semi-detached residential dwellinghouse, forming the end of a short terrace. The area is characterised by small symmetrical four building terraces of a similar architectural style, and the subject site has a large car park to the east. The site is not locally listed nor is it in any conservation area.

Planning History

The planning history of the site has been considered when coming to this decision, and is as follows:

- HGY/2023/0524 | Erection of single-storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
Approve

- HGY/2023/0525 | Rear hip-to-gable roof extension with installation of roof lights on the front slope.

Permitted Development

- HGY/2023/1584 | Erection of a 2-storey side extension

Approve w/ Conditions

Assessment

Retrospective permission is sought for the erection of an outbuilding at the rear of the site. The outbuilding is 6.17m deep by 6.68m wide, with a maximum height of 2.7m, with a mono-pitch roof that slopes to 2.5m at its rear. The outbuilding is finished in brick to match the existing dwellinghouse, with uPVC windows.

Officers note that the scale of the outbuilding is effectively within the bounds of what would be allowed under permitted development other than an increase in height of 200mm at its northern edge, however as this is a full application the proposal will be assessed against Haringey Planning Policy.

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 proposal is considered to be overly dominant of the site and does not appear sub-ordinate to the host dwellinghouse. Officers acknowledge that there are other permissions in place that will see the site expanded further, these are yet to be implemented and as such the proposal is being assessed as the site appears currently.

Notwithstanding extant unbuilt permissions, the scale of the outbuilding would be overly dominant of the site, introducing a feature that does not appear sub-ordinate to the host dwellinghouse. It is deemed that the local character and visual amenity of the area would adversely impacted as it would introduce a feature too large and out of character for the area.

The current floor area of the outbuilding as built is 41.21sqm. Officers deem that this is too large and contrary to London Plan Policy D6, Local Plan (2017) Policy SP11, and DPD Policy DM1.

With respect to neighbouring amenity, DM1 '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. This proposal would introduce a 6.17m wall at the rear of the adjoining neighbours garden, at a height of 2.5m. The siting and scale of the outbuilding is not deemed to be overly detrimental to neighbouring amenity by virtue of overlooking.

The proposed development would not comply with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, nor policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. As such, the proposal should be refused on the basis that it introduces an outbuilding too large, in-subordinate, and out of character for the area.

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

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The development, as built, introduces to the surrounding area a feature that is out of character in terms of scale and size. Additionally, the building covers an excessive amount of rear garden area and fails to appear subordinate to the host dwellinghouse, contrary London Plan Policy D6, Local Plan Policy SP11, and DPD Policy DM1.