



Officer Report

Application Number:	HGY/2023/2674
Application Type:	Householder planning permission
Address:	5 Gordon Road, Wood Green, London, N11 2PA
Proposal:	Proposed partial garage conversion to include an increase in height of roof
Case Officer:	Eunice Huang
Valid Date:	12/10/2023
Applicant:	Mr J Hall
Agent:	John Perrin

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultations were undertaken for this minor application.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received. 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: 1
Support: 0
Object: 1

2.2 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Site is already overdeveloped
- Garage has been converted into a kitchen to service the tenant in the studio
- Noise, daylight/sunlight access and odour impact on neighbouring property.
- Inadequate drainage
- Obstruction of shared driveway with No. 3, road safety issues
- Poor appearance

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for partial garage conversion to include an increase in height of roof. This proposal follows the issuance a Certificate of Lawfulness for a proposed single storey rear extension as permitted development under ref: HGY/2023/2026.

3.2 The application relates to a semi-detached property located on a bend on Gordon Road. The site is not in a conservation area.

3.3 The planning history in relation to this is as follows:

- HGY/2023/2026: Certificate of Lawfulness for proposed single storey rear extension. Permission not required 19/9/2023.
- HGY/2021/3364: Rear single storey extension with pitched roof, part garage conversion including replacing existing garage wall with new wall and a new pitched roof. Refused 24/12/2021.
- HGY/2021/2709: Loft conversion with hip-to-gable extension, rear dormer, and front rooflights (certificate of lawfulness: proposed use). Permission not required 22/09/2021.
- HGY/2008/2242: Use of existing outbuilding as living space ancillary to
- the existing residential building. Permission not required 15/01/2009.

3.4 The existing garage is attached to the northern side of the dwelling. At the site inspection on 5 December 2023, it was noted that the garage was primarily used for storage. It is proposed to convert the rear portion of the garage into a utility room and shower room, as part of the existing dwelling. The garage use would be retained at the front of the existing structure. Works involve raising the roof height, raising the floor level at the rear, adding a new external side door, adding internal partition walls and creating a new internal access/doorway from the dwelling.

3.5 A Certificate of Lawfulness for a proposed single storey rear extension was issued on 19/9/2023 under ref: HGY/2023/2026. This rear extension has a depth of 3m, and maintains the existing floor level of the ground floor level. As of the site inspection on 5 December 2023, construction had not commenced for the rear extension.

3.6 The proposed development seeks to raise the height of the roof by approximately 0.73m at the front of the garage, and 1.07m at the rear of the garage. The garage would reach a height of 3.48m. The new flat roof would match the height of the rear extension (under ref: HGY/2023/2026) and create an orderly and coherent appearance at the rear façade. The floor level in the new utility room and shower room would also be consistent with the internal floor levels of the ground floor.

3.7 The altered garage would remain subservient the host building, which has a two storey height. The garage is recessed 4.8m behind the front façade of the dwelling, and setback 12.7m from the front boundary. Furthermore, the dwelling and garage are not positioned perpendicular in relation to the front boundary or northern side boundary, due to the irregular lot shape. This makes the garage less apparent within the street scene. This, the proposed development would not dominate the street scene or neighbouring properties.

3.8 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking or loss of outlook to neighbouring properties. The altered/converted garage is

located on the northern side of the site, mitigating adverse daylight and sunlight impact upon neighbouring properties.

3.9 A neighbour submission has raised concerns about the amenity impacts upon the north-adjointing property at No. 3, which has a shared driveway with the application site. The proposed utility room and shower room would be directly and internally connected to the main dwelling. This would not represent a material intensification of the site. Any noise and odour anticipated from the proposal would be considered consistent with the existing residential use of the site and the surrounding area.

3.10 The proposal does not increase the footprint or impermeable surfaces of the site. There is an existing pedestrian access gate on the northern side of the garage, which would be retained. Therefore the proposal would not introduce obstructions to the shared driveway or have a material impact upon drainage.

3.11 It is noted that a similar planning application, for a rear extension and part garage conversion, was refused under ref: HGY/2021/3364. This previous proposal was refused because it represented an overdevelopment of the site by virtue of the extent to which the plot had been developed with constrained outdoor in connection with the two residential units of accommodation, overall resulting in a poor quality of living accommodation for future occupiers. The Officer Report states that the studio dwelling had its own area of separate of amenity space, severing the site in two. At the time of a site inspection on 5 December 2023, it was found that there was one contiguous outdoor amenity space in the rear garden, shared by both dwellings. On that basis, the size and quality of the outdoor amenity space is considered acceptable. Nonetheless, the new proposal does not seek to encroach upon the rear outdoor area – it is limited to partial garage conversion and alterations. The roof form has also since been revised to reduce the bulk and height of the development.

3.12 The proposed development is in general accordance with Policies DM1 & DM12 of the Development Management, Development Plan Document 2017, Policy 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.

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

4. 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 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: 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: 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.