



Officer Report

Application Number: HGY/2023/3157
Application Type: Householder planning permission
Address: 31, Flat A, Redston Road, Hornsey, London, N8 7HL
Proposal: Construction of a single storey timber clad contemporary garden building to be used as a leisure space.
Case Officer: Daniel Boama
Valid Date: 23/11/2023
Applicant: Lisa Minden
Agent: Mrs Becky Harper

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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: 0

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

2. Planning assessment

The application site relates to a mid-terrace two-storey residential property in a predominantly residential area. Specifically, it relates to a ground floor flat in a subdivided mid terrace building. The site is not located within a conservation area nor is it within the curtilage of a listed building. The property is divided into flats and relates to Flat A on the ground floor, which benefits from a deep rear garden.

The application history in relation to this site is noted.

OLD/1980/1240 | GTD 12/3/1980 Conversion into 2 self-contained flats.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers with regards to outlook.

This application is seeking consent for construction of a garden room to be used as leisure space. The garden structure will be 4.2m in width and 5.7m in depth and will be positioned to the back of the garden. The structure will be pulled in from

the shared boundaries. The structure will be 2.14m in height at the rear and 2.5m at the front. Photos of the proposed materials and the site in context with the neighbouring properties have been provided.

The footprint of the outbuilding is relatively modest at 20m², and comparable to neighbouring garden structures that can typically can be built under 'permitted development rights', but in the case here such rights do not extend to a flat.

The building will be constructed with timber frame, and vertical redwood timber cladding on all elevations. Sliding doors with Planitherm glass would be the entrance and windows will be Lozenge window with Planitherm glass. The roof will be high density polyurethane insulation surrounded by 1mm steel plates. The garden room is of a good quality contemporary design. The timber-clad external finish of the outbuilding would also be in keeping with its surroundings and appropriate for an outbuilding in a rear garden setting.

The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. There are a number of outbuildings found in the rear gardens of properties in the immediate area.

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. The structure would only be partially visible, projecting above boundary fence with views of it also restricted by the existence of mature trees and shrubs within neighbouring gardens.

The floor plan shows its use for leisure use, which would be incidental in nature. In order to retain control over the nature of the use a condition is accordingly being imposed to ensure the use of structure is limited to one incidental to the residential use of the ground floor flat, Flat A.

Aerial imagery on Google Earth, in addition to submitted site photos indicate that previously there was some form of decking or a structure in the location where the outbuilding is proposed to be constructed. The submitted design and access statement indicates that no trees will be removed or cut back in association with the proposed development. A pile foundation system is proposed, with only a small amount of ground leveling required. A restrictive condition shall be imposed on the development, that requires the outbuilding to be constructed using a small diameter pile foundation system, in order to safeguard the root systems of adjacent trees.

Overall, the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017.

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

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 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.

- 2 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.

- 4 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 31, Flat A, Redston Road, Hornsey, London, N8 7HL 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.

- 5 The garden building hereby approved shall be constructed using a small diameter pile foundation system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

Informatives:

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.

INFORMATIVE: Outbuildings/ Garden Rooms

This certificate applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental to the use of the main dwelling house in its use as a single-family dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.

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.