



Officer Report

Application Number:	HGY/2023/1893
Application Type:	Householder planning permission
Address:	2 Ossian Road, Hornsey, London, N4 4EA
Proposal:	Demolition of existing single-storey garage structure and erection of new single-storey garage structure to include a home office.
Case Officer:	Ben Coffie
Valid Date:	17/07/2023
Applicant:	Mr Plowright
Agent:	Mr Bernard Zammit

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

Objecting: 0

Supporting: 0

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

2. Planning assessment

The application site relates to an end of terrace dwelling located on the north side of Ossian Road. The house is set on a triangular plot with most of its garden area on the rear and side of the building. The site adjoins the rear gardens of properties on Ferne Park Road. The side of the property has a large mature tree and vegetations which screens views into the side garden. The site is located within Stroud Green Conservation Area.

The application history in relation to this site is noted.

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 host dwelling and conservation area and on the living conditions of neighbouring occupiers with regards to outlook and the impact on the existing tree in the garden.

This application is seeking consent for the demolition of an existing garage and the construction of a new garage with office room at its rear. The structure will be approximately 7m in width and 10m in depth and will be positioned to the back of the garden. The structure situated on the eastern shared boundary of the site and will face the street. The structure will have a maximum height of 3.8m due to its pitch roof design for the rear office, however it will measure 2.m where it has a flat roof. It will be built in brick to match the existing boundary wall of the site.

The structure will be situated next to a single storey dwelling no. 2a Ossian Road. While the footprint of the single storey structure will increase, when viewed within the context of a large garden and the fact that such a structure the size of the structure is considered to be acceptable.

The doors of the garage will be timber, the rear office will have frameless glazing and stucco. The roof will be completed with dark grey single ply membrane and stone copping on the parapet. The outbuilding structure will have a good quality contemporary design and the red brick external finish of the outbuilding would also be in keeping with the host dwelling and appropriate in its context.

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.

As shown in the tree Report there is an existing tree (Stone Pine T1) located near the boundary wall. The tree is protected by a TPO and the enlargement will be within the RPA of the Stone Pine T1, thereby resulting in a 12% encroachment to into the RPA, and 2m from the tree's trunk at its nearest.

Notwithstanding the above a tree protection plan, ground protection for any proposed works within the Root Protection Area (RPA) and engineering solution such as partial micro piling will be implemented during the construction to prevent damages to the existing tree.

As such the development is considered acceptable and would not result in any detrimental impacts to the existing tree.

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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 as the structure will be discrete in nature and size, as well as hidden from public viewpoints as such meaning the character and appearance of the conservation area will not be harmed, as such left preserved.

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

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.

- 5 The office hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 2 Ossian 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.

- 6 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

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:

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.

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.