



Officer Report

Application Number:	HGY/2023/3339
Application Type:	Full planning permission
Address:	550-552 Lordship Lane, Wood Green, London, N22 5BY
Proposal:	Erection of outbuilding to accommodate an office space with wc and additional storage space, ancillary to existing sui generis use class.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	15/12/2023
Applicant:	Other BIRCHTREE CARE GROUP LTD
Agent:	Other - ARCHPL

RECOMMENDATION

Approve with Conditions

1. Consultation

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

2. Planning assessment

The application site relates to a two-storey semi-detached property with double fronted bay windows with modest front and rear dormers. Property located on the northern side of Lordship Lane, close to the junction with Farrant Avenue. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The property is used as residential care home which benefits from a deep rear garden.

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 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 an office space, storage area and communal area. The garden structure will be 7.5m in width

and 6.5m 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 3m in height.

It is noted that following officers concerns the overall size of the outbuilding has been reduced in comparison to the previous submission. The revised plans overcome officer's concerns.

While the footprint of the outbuilding is large and comparable to neighbouring garden structures and viewed within the context of a large garden and the fact that such a structure can be built under 'permitted development' the size of the structure is considered to be acceptable.

The building will be constructed in brick to match existing house. The doors and windows will be double glazed to match existing. The roof will be warm deck flat roof detail. The garden room is of a good quality design. The brick work 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.

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 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.

- 4 The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 550-552 Lordship Lane, Wood Green, N22 5BY 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 with Haringey 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: 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.