



# Officer Report

**Application Number:** HGY/2023/1106  
**Application Type:** Householder planning permission  
**Address:** Ground Floor Flat A, 127 Harringay Road, Tottenham, London, N15 3HP  
**Proposal:** Replacement of existing storage shed with a new storage shed in the rear garden.  
**Case Officer:** Daniel Boama  
**Valid Date:** 21/04/2023  
**Applicant:** Miss Zoe Tomlinson  
**Agent:**

## **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: 1

Neither: 1

The following comments were raised in the representations received:

No.125

- No issues with the replacement shed, but are concerned the position and where the new shed will be located.
- According to No.125, they understand that Haringey council do not take into account land/boundary issues but thought it best to comment about their location so that it is on record.
- That the current shed is over the boundary line and are currently in a dispute with the owners of applicant.
- Existing shed is butted up against their garage wall.
- No fence between the two structures.
- Requested to install a fence on the legal boundary and only ask that the new shed is placed wholly on their property so that it doesn't overhang/overshadow their property.

#### **2. Planning assessment**

The application site relates to the replacement of the existing garden shed with a new garden shed that is not located within a conservation area. The property is divided into flats and relates to Flat A on the ground floor, which benefits from a modest rear garden.

The application history in relation to this site is noted.

HGY/2017/3271 – Single-storey wrap around rear extension with rooflight and reconfiguration of a ground floor flat. Replacement glazing to rear – Granted on 19/12/2017

OLD/1986/0500 – 8/4/86 Conversion into two self-contained flats – Granted on 08/7/1986

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires 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.

Concerns were received from the neighbour at No.125 citing, amongst other things that the existing shed was abutting their garage side wall and that it is within their boundary. A revised drawing was received to show that the proposed garden would be stepped away from the garage/boundary by 0.2m. The applicant also provided a photo of the garden rear wall from the private road at the rear and explained that their back wall runs up to their garage/boundary wall of No.125, and that the new garden shed will not abut their garage wall/boundary wall.

This application is seeking consent for the construction of a garden shed to be used as a shed for domestic use only. The garden shed will be 2.4m in width and 3m 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 2.5m in height.

The footprint of the garden shed is modest and smaller than the neighbouring garden structure at Nos.125 that can typically be built under 'permitted development rights', but in the case here such rights do not extend to a flat.

The building will be constructed in Weatherboard Black Barn Cladding. The windows will be double glazed wooden framed painted yellow and door would be wooden coated in black to match the Weatherboard Black Barn Cladding walls. The roof will be felt plus black felt tiles on top. The garden shed is of a good quality contemporary design.

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

The height, siting and scale of the garden shed 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.

There are two trees adjacent to the proposed garden shed. These are not protected by a TPO, and are not considered to be impacted by the proposed garden shed, as it is not dissimilar to the current situation with the existing garden shed, which is located between the 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 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.

#### **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 their ownership.