



Officer Report

Application Number: HGY/2023/3073
Application Type: Householder planning permission
Address: Ground Floor Flat, 86 Seymour Road, Hornsey, London, N8 0BG
Proposal: Erection of a single storey rear garden timber clad outbuilding for use as a home office.
Case Officer: Mercy Oruwari
Valid Date: 15/11/2023
Applicant: Joe Gomes
Agent:

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey end of terrace converted into 7x modest sized self-contained units. The site is on the northern side of Willingdon Road on the junction of Meads Road, backing onto the entrance road into Alfred Findley House. Due to its location, it benefits from a slightly larger plot than the neighbouring properties.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.3 The planning history of the site has been taken into account when coming to this decision:

- HGY/2022/1779 – First Floor Flat - Replacement of first floor central rear bay window with a set of inward opening french doors and a 'Juliet' balcony. Grant Permission
- HGY/2022/0883 – First Floor Flat - Erection of a rear balcony on top of the roof of the approved single storey extension for the ground floor flat (HGY/2022/0066). Grant Permission
- HGY/2022/0066 - Ground Floor Flat - Construction of a ground floor rear infill and rear extension to a flat. Grant permission
- OLD/1989/1760 - 23/9/88 Enlargement of 1st floor flat involving erection of rear roof extension and formation of new roof terrace. Refused
- OLD/1983/1453 - 21/6/93 Conversion into 2 self-contained flats. Grant permission

2.4 The proposal is for the erection of an outbuilding in the rear garden to be used as an office. The structure would be of a modest size at 13.7sqm and 2.5m high. In the context of the location of the outbuilding at the rear of the garden, it will back onto the rear gardens of Warham Road. The location of the structure would be considered acceptable.

2.5 The building would be timber framed with grey uPVC framed windows and doors. The office will be accessible through double doors directly facing the main property. The outbuilding will be provide an incidental living accommodation in connection with main ground floor flat

2.6 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.7 With the proposed structure being screened by a cluster of trees and vegetation on the boundaries of the properties at the rear and with the general modest height of the extension, it should not be overbearing for any of the neighbours. There will also be no material loss of privacy to any neighbours. The proposal is acceptable in amenity terms.

2.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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

GRANT 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 plans submitted ref: XXX have not been considered as part of the application hereby approved, except insofar as it (they) define(s) the boundary of the application site, and no permission is given to any layout or other details of the proposed development shown thereon.

Reason: These reserved matters require detailed consideration and approval by the Local Planning Authority.

- 3 The outbuilding hereby approved shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the the occupants of the main dwelling known as Ground Floor Flat 86 Seymour Road N8. It 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 London Plan 2021 Policy D6 and 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: 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.