



Officer Report

Application Number: HGY/2024/0226
Application Type: Full planning permission
Address: Ground Floor Flat, 18 Redston Road, Hornsey, London, N8 7HJ
Proposal: Erection of a garden rear garden room 3.3m x 5m to replace a garden room of similar size.
Case Officer: Oskar Gregersen
Valid Date: 29/01/2024
Applicant: Ms Julia Chalfen
Agent:

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is a semi-detached two-storey residential building that has been sub-divided into two flats since the early 1970's. The site and surrounding area are characterised by semi-detached buildings with large rear gardens, red tile roofs, and both one and two storey bay windows with some front facing gable ends. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision, and is as follows:

- OLD/1972/1242 | Conversion to two flats
Approve w/ conditions

- HGY/2003/0751 | Erection of a single storey rear extension to form lounge
Refuse

- HGY/2003/1876 | Erection of a single storey rear extension to provide additional bedroom
Approve w/ conditions

- HGY/2010/1220 | Erection of a single storey summer house in the rear garden
Approve w/ conditions

Permission is sought for the replacement of an existing garden room/log cabin type structure with a new outbuilding of similar size, with French doors finished in hardwood and one side facing fixed window on the northern elevation.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed rear garden room would replace an existing outbuilding built under permission HGY/2010/1220. The proposed garden room would be 3.3m wide by 5m deep, creating a floor area of 15.6sqm. The maximum/eaves height of the garden room would be 2.5m. All of the proposed additions would be finished in materials similar to the host building and a condition will be added to ensure that the use of the garden room is maintained as ancillary to the main dwelling house in perpetuity.

Officers note that the scale of the proposed garden room would not be excessive, and if the application site were not sub-divided as individual dwellings the proposal would be achievable under Permitted Development. Further, the nature of the buildings being semi-detached creates a natural spacing that mitigates amenity impact. It is deemed that by virtue of the green screening at the boundary and the scale of the proposed garden room would not be impactful on neighbouring amenity, as it would not cause any issues of overshadowing or overlooking.

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.

The height and depth of the garden room would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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 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 While noting the presence of the existing garden shed any new foundations required with this new structure should be based on the use of 'small diameter piles', taking account of trees growing in proximity and placing piles through the roots to maintain an intact root system.

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: Outbuildings/ Garden Rooms**

This permission 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: 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: 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.