

Application Number:	HGY/2024/0318
Application Type:	Householder planning permission
Address:	162 Church Road, Tottenham, London, N17 8AS
Proposal:	Erection of a single-storey outbuilding in the rear garden ancillary to the house
Case Officer:	Oskar Gregersen
Valid Date:	07/02/2024
Applicant:	4 ms Matilda Rose Scantlebury
Agent:	Mr tomaso boano

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 residential dwellinghouse forming part of a unique terrace within the Bruce Castle Conservation Area. The sites are characterised by their rectangular form, single window at first floor level, small front gardens and large rear gardens.

The application history in relation to this site is noted, with permission for a rear extension being granted under permission HGY/2018/1522.

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.

This application is seeking consent for construction of a garden room to be used as an office. The garden structure will be 3.4m in width and 2.6m in depth and will be positioned to the back of the garden, with a minimum 300mm distance to any boundary. The structure will be a maximum of 3m in height.

The footprint of the outbuilding is modest and comparable to garden structures that can typically be built under 'permitted development rights', being 8.84sqm with a maximum height of 3m. Further, there are larger examples of structures in rear gardens within the surrounding area which occupy

significantly more space that is proposed in this instance. As such, 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 on an elevated timber base sitting on ground screws, it will be clad in timber along the elevations facing neighbouring properties, with metal cladding facing South. The garden building would have one large aluminium framed window facing toward the rear existing dwellinghouse. The building will be accessed through a door concealed within the timber-clad side elevation. The outbuilding would have a mono-pitched roof with a single small rooflight.

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.

The floor plan shows its use as a home office which would be incidental in nature. In order to retain control over the nature of the use, a condition is imposed to ensure the use of the structure is limited to one incidental to the residential use of the host building.

There are no large trees in the vicinity of the proposed garden room. As per the information submitted with the application the structure will sit on small diameter piles as opposed to using deep trench foundations, as such reducing the extent of required excavation, a matter which is secured by way of a planning condition.

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.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwellinghouse 162 Church 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.

4. The garden room hereby approved is to be constructed using 'small diameter piles' and in line with other protective measures outlined in Drawing / Tree Report.

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.

5. Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

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.

INFORMATIVE: Outbuildings and Building Regulations 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.

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 garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwellinghouse 162 Church 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.

- 4 The garden room hereby approved is to be constructed using 'small diameter piles' and in line with other protective measures outlines in Drawing / Tree Report.

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

- 5 Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

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 and Building Regulations 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.