



Officer Report

Application Number:	HGY/2024/0557
Application Type:	Full planning permission
Address:	Flat A, 46 Great Cambridge Road, Tottenham, London, N17 7BU
Proposal:	Retention of an outbuilding (retrospective)
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	01/03/2024
Applicant:	4
Agent:	Ms Nana Prempeh

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: 0

Objecting: 0

Supporting: 0

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

2. Planning assessment

The application site relates to No.46 Great Cambridge Road – Flat A upper floor flat above the commercial premises on the ground floor. The upper flat benefits from a ground level rear garden behind the commercial unit. The site contains a three-storey mid terrace property located on the south-eastern side of Great Cambridge Road, close to the junction with White Hart Lane. The ground floor level consists of commercial units within a parade of commercial units with residential accommodation above. Vehicular access to the application site is via rear access road.

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

The application history in relation to this site is noted. There is no relevant planning application history in relation to this site.

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 retention of an outbuilding used as a home office and playroom. The garden structure is 2.5m in width at its widest and 3.7m length, positioned in the back of the garden. The structure is pulled in from the shared boundaries, with a flat roof height of 2.8m.

The footprint of the outbuilding is modest and comparable to neighbouring garden structures which completely cover the entire garden area. While the footprint of the outbuilding is sizeable, it is not excessive in scale when viewed within the context of the prevailing pattern of development within the immediate adjoining gardens characterised by other large outbuildings.

The existing rear extension has an acceptable design and appearance, which has limited impact on the character and appearance of area. Similar examples can be found in row of adjoining commercial properties. Therefore, the proposal would not detract from the character of the immediate adjoining surroundings.

The building is constructed in timber. The doors and windows are slimline aluminium frame powder coated in anthracite white. The roof has a matt black membrane. The outbuilding is of a good quality contemporary design. The timber-clad 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.

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 relatively 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 garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential flat at Flat A, 46 Great Cambridge Road N17 7BU 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.

- 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: 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. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>