



Officer Report

Application Number:	HGY/2024/0010
Application Type:	Householder planning permission
Address:	1 Ringwood Avenue, Hornsey, London, N2 9NT
Proposal:	Erection of domestic rear outbuilding
Case Officer:	Ben Coffie
Valid Date:	02/01/2024
Applicant:	C/O Agent
Agent:	Miss Becky Nolan

RECOMMENDATION

Approve with Conditions

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: 2

The following comments were raised in the representations received which are considered planning matters:

- The proposed shed is substantially high and highly visible.
- The development will reduce green living space in the area.

Planning Assessment

The application site relates to a two-storey, detached property located on the western side of Ringwood Road. Ringwood Road is characterised by detached properties with large rear and front garden areas. The host property is not listed and is not located within a conservation area.

The application history in relation to this site is noted.

Design and Appearance

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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 amenities. Equally policy DM1 requires proposals to respond to trees on and close to a site.

The main considerations are the effect of the proposal 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 construction of a garden room to be used for purposes ancillary to and incidental to the enjoyment of, the dwellinghouse. The structure would be comprised of an L-shaped building with a an internal floor area of approx. 37sqm and an attached overhanging roof canopy and decking which would take the overall structures footprint to approx. 65 sqm. The outbuilding and canopy would have a flat roof of between 2.3 and 2.5 metres high.

The proposal is replacing an existing outbuilding with a foot print of approx. 33 sqm. located at the end of the property's rear garden.

The properties in the application location have relatively large rear gardens, therefore the proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. The proposed outbuilding is considered modest when compared to existing rear outbuilding development in the immediate surrounding.

There are a number of outbuildings found in the rear gardens of properties in the immediate area. As such the proposed outbuilding will not harm the character and appearance of the host dwelling and the rear garden scape.

In terms of materials, the outbuilding will be built in timber. The structure would also feature sliding doors to the front with glazing. The timber and render external finish of the outbuilding would also be in keeping with its surroundings and appropriate for an outbuilding in a rear garden setting.

The application shows that the proposed outbuilding its use for domestic home office, which would be incidental in nature. In order to retain control over the nature of the use a condition is accordingly being imposed to ensure the use of structure is limited to one incidental to the residential use of the flat.

Overall, the proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.

Impact on the amenity of adjoining occupiers

London Plan 2021 Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

Development Management DPD 2017 Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

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 outbuilding will not result in overlooking to neighbouring gardens.

As such, the proposed outbuilding would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with policy D6 of the London Plan and policy DM1 of the DPD.

Impact on Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19.

The proposed outbuilding would not result in the removal of any trees of special amenity value on or adjacent to the site. Moreover, it will marginally extend to the east beyond the footprint of the existing outbuilding therefore it is not envisaged that there will be any potential impacts on existing trees in the garden.

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

Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit 1 Ringwood Avenue 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

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>

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.

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: 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.