



Officer Report

Application Number:	HGY/2024/0939
Application Type:	Full planning permission
Address:	Ground Floor Right Flat B, 84 Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Demolition of existing shed and erection of a single storey rear garden outbuilding.
Case Officer:	Mark Chan
Valid Date:	22/04/2024
Applicant:	Mr Edward Oelman
Agent:	Mrs Susan Phillips

RECOMMENDATION

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Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates to a converted ground floor flat within a two-storey semi-detached property on the southern side of Stapleton Hall Road. The site is within the Stroud Green Conservation Area but does not contain any listed building.

The application history in relation to this site is noted, including the following:

OLD/1986/1535 – 30/10/85 Conversion into 5 self-contained flats. Approved 07/04/1986.

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 the Stroud Green Conservation Area and on the living conditions of neighbouring occupiers with regards to outlook.

This application is seeking consent to demolish the existing garden shed and erection of a replacement garden outbuilding in the rear garden. The garden structure will be 2.8m in width and 5.5m in depth and will be positioned to the back of the garden. The structure will be 2.5m in height.

The footprint of the outbuilding is modest and comparable to neighbouring garden structures that can typically be built under 'permitted development rights', but in the case here such rights do not extend to a flat.

The proposed outbuilding will be clad with timber. The doors and windows will be grey uPVC and double glazed. The garden room would be of modular design. The timber-clad external finish of the outbuilding is considered to 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. There are several outbuildings in the rear gardens of properties in the immediate area and the proposal is a direct replacement of an existing garden shed.

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 outbuilding. 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.

As per the information submitted with the application, the outbuilding will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, and would be minimally intrusive to surrounding vegetation.

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.

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 completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

- 3 The garden outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Ground Floor Right Flat B, 84 Stapleton Hall Road, London, N4 4QA 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>