



Officer Report

Application Number:	HGY/2024/0818
Application Type:	Full planning permission
Address:	Flat 3, 35 Hurst Avenue, Hornsey, London, N6 5TW
Proposal:	Replacement of existing garden shed with home office and replacement garden fence with higher fence.
Case Officer:	Neil McClellan
Valid Date:	22/03/2024
Applicant:	Mrs Victoria Cartwright
Agent:	

RECOMMENDATION

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 Victorian villa divided into flats located on the corner of Stanhope Road and Hurst Avenue. The application site is located within Crouch End Conservation Area. There is no planning 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.

This application is seeking consent for the replacement of an existing garden shed with a home office and replacement garden fence with higher fence. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and conservation area.

The application is to replace an existing garden shed with a new home office to enable the owners of this flat to work from home. While typically such structures can be erected under permitted development rights, as the garden here borders a road and relates to a flat planning permission is required.

There is an existing concrete slab so no ground works are required and the new home office will be marginally bigger than the garden shed sitting on the full extent of the existing slab. The appearance of the black plastic garden shed is viewed to be stark and out of keeping with the street as such meaning a timber clad structure will be more sympathetic and sensitive to a conservation area setting. The new outbuilding structure would only be partially visible, projecting above the new boundary fence line.

The works here also seek to increase the height of the timber garden fence by around 40cm. Given the raised position of the application property above the street, the owners are concerned about privacy. Taking account of the corner nature of this property with a high fencing beyond and opposite the application site such a means of enclosure would not be at odds with the pattern of development to this area.

The height, siting and scale of the new outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building.

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 new outbuilding structure will be discrete in nature and only partially visible projecting above the new boundary fence. The new boundary fencing in terms of design and appearance is considered acceptable 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:

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 approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit Flat 3, 35 Hurst Avenue, Hornsey, London, N6 5TW 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.