



Officer Report

Application Number:	HGY/2024/3548
Application Type:	Full planning permission
Address:	147 Albert Road, Wood Green, London, N22 7AQ
Proposal:	Erection of a single storey outbuilding in rear garden of ground floor flat, to provide a garden studio.
Case Officer:	Neil McClellan
Valid Date:	24/12/2024
Applicant:	Ms Sonay Yusuf
Agent:	Ms Hanna Zminkowska

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a single storey outbuilding in rear garden of ground floor flat, to provide a garden studio.

Site Description

The subject site is a flat located on the ground floor of an end of terrace building located in Albert Road on the corner of its junction with Harcourt Road, opposite the Oliver Tambo recreation ground.

Although the building appears to be an example of the late Victorian/Edwardian suburban terraced family dwellinghouses common to the area, it actually forms part of a terrace (inc. 147-217 Albert Road) of purpose-built ground and first-floor flats. Each flat has direct access to a small rear garden with the first-floor flats' access through an internal rear staircase located within the outrigger.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2024/0564 – Planning permission granted for the erection of a single-storey rear/side infill extension to ground floor flat. (This permission has not been implemented).

REPRESENTATIONS

One representation from a neighbouring resident has been received objecting to not being able to view the proposed plans.

Officer comment: There was an error in uploading the relevant files to the Council's website. This was corrected and the objector was contacted by email asking if they required more time to consider the application. No further comments have been received.

CONSIDERATIONS

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed outbuilding would have a wedge shaped footprint of approximately 27sqm, infilling the rear half of the properties back garden, between its boundary with the upstairs flat's (149 Albert Road's) rear garden and the properties boundary with the public highway in Harcourt Road. It will be built inside the property's existing boundary wall along Harcourt Road. A new boundary wall, matching the brickwork and height of the existing wall on Harcourt Road will be built along the rear boundary along the shared alley running along the back of properties in Abert Road. The rear elevation of the proposed outbuilding would be built inside this new boundary wall.

The outbuilding would have a mono-pitch roof sloping down from the boundary along Harcourt Road, to the boundary with 149's garden. At its highest along Harcourt Road, it will have a height of approximately 3.2 metres above pavement level, sloping down to a height of between 2.4 and 2.5 metres above nos. 149's rear garden level.

The top part of the outbuilding, visible above the existing and new brick boundary walls will be constructed in a powder-coated corrugated sheet metal cladding. The roof will be covered with a sedum matting.

The outbuilding will have a gross internal floor area of just over 20sqm. It is to provide the current resident, who is a painter, with an artist's studio.

The metal clad top third of the structure cladding stepped back from the garden wall, and it is intended that the garden wall reads more prominently from Harcourt Road than the studio wall. The proposed outbuilding will have a contemporary design, that while contrasting with the existing building would appear appropriately subordinate in its scale and massing, and complimentary in its appearance.

Overall, the proposal is considered to be of a high-quality design, that will protect local character and the visual amenity of the area.

Impact on neighbouring amenity

London Plan 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.

DPD Policy DM1 'Delivering High Quality Design' 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.

Given the modest scale of the proposed extension, it would not result in any materially significant impact on the amenity currently enjoyed by neighbouring properties and is in compliance with the above policies.

Existing permission

This current proposal is intended as an alternative to the extension to the flat recently granted planning permission (see planning history). The cumulative impact of implementing both permissions would not be acceptable, as it would take up virtually all the flat's existing external amenity space and would be considered an overdevelopment of the site. The footprints of the approved extension and the outbuilding proposed in this application do not quite overlap but would be close enough to each other to make it difficult for both to be implemented. Notwithstanding this it is recommended that if the current application is approved, a condition be attached prohibiting the implementation of both schemes.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 external materials to be used for the proposed development shall match those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The development of the outbuilding approved in this permission shall only commence if the extension to the property approved under planning permission reference HGY/2024/3548 has not been implemented and, if the outbuilding approved in this permission is implemented, the extension approved under planning permission HGY/2024/3548 shall not then be implemented.

Reason: The implementation of both permissions would remove all of the existing property's external amenity space and cumulatively would appear an awkward and cramped form of development and an overdevelopment of the site, to the detriment of local amenities and contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017).

Informatives:

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.