Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk

Haringey Council

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Leonard	Surname:	McNee
Company name:					
Street address:	211				
	Albert Road			Telephone number:	
	Wood Green			Mobile number:	
Town/City:	LONDON			Fax number:	
Country:				Email address:	
Postcode:	N22 7AQ				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Xander	Surname:	Roden
Company name:					
Street address:	39 Portman Place				
				Telephone number:	07795226067
				Mobile number:	
Town/City:	London			Fax number:	
Country:				Email address:	
Postcode:	E2 0LG				xanderroden@hotmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

DETAILS OF PROPOSAL
The proposal is to construct a single storey rear extension. Which will accommodate a living and dining area, with large glazed folding doors and sky light.

REAR EXTENSION
The proposal is to extend the side of the rear of the property out to the existing boundary line, without removing any existing windows from the current side elevation. The extension will be in line with the furthest external wall of the property. The rear elevation is proposed to extend 4.130m out from the existing wall and 6.6m in length along the boundary line. For which a small existing tree is proposed to be removed. The extension would be no more than 3m high on the boundary and as such would not have a detrimental effect on the amenity of adjoining neighbours.

Materials proposed are in keeping with the existing materials, using matching bricks, timber folding doors, white double glazed door and timber fascia detail for the new flat roof eaves.

3. Description of the Proposal

It should be noted there is a similar extension to the rear of property 219 Albert Road, ref HGY/2014/1851, for which permission was granted on 26/08/2014.

The current lease holder of 213 has agreed to the proposed works, who subsequently is also the freeholder for both 213 and 211.

RELEVANT PLANNING POLICY
UD3 General Principles
UD4 Quality Design
SPG1a Design Guidance

ACCESS
Access to the rear garden will be improved with stepped thresholds and wide opening doors between living room and patio areas.

CONCLUSION
The proposed extension would be constructed of materials to match existing materials of the property and would rationalise the rear elevation of the property. The extension is of respectable size and would not have an undue effect on the privacy, light and amenity of adjoining neighbours. The current lease holder of 213 has agreed to the proposed works, who subsequently is also the freeholder for both 213 and 211.

End

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	211
Suffix:	
House name:	
Street address:	Albert Road
	Wood Green
Town/City:	LONDON
Postcode:	N22 7AQ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	529474
Northing:	190801

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

New fully glazed pvc double door to provide access to courtyard.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed roof is to be a flat roof.
Cold deck roof, with insulation between roof joists with 50mm ventilation zone. Insulation thickness to be determined by required U - Value.
Roof finish to be single ply membrane or similar.

Walls - description:

Description of *existing* materials and finishes:

Solid Masonary walls.

Description of *proposed* materials and finishes:

Proposed bricks are to match existing brickwork which is a blend of buff, light red and brown coloured bricks.
Typical partial fill brick cavity wall, with masonry outer skin and blockwork inner skin.
Cavity partially filled with insulation to meet required U-value.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Large fully glazed timber folding doors along width of extension.
New PPC aluminium Velux rooflight to kitchen.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

The application site is located on Albert Road, which adjoins Alexandra Park Road. The application site does not lie within any Conservation Area. The site forms part of a row of terraced properties. The property is the ground floor residential flat of a purpose built maisonette, both adjoining buildings are of similar typology.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

14. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 231.00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

23. Hazardous Substances

A. Toxic substances — Amount held on site: Tonne(s)

B. Highly reactive/explosive substances — Amount held on site: Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) — Amount held on site: Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: David Lusman Number: 18 Suffix: D House name: Street: Manstone Road Locality: Town: Postcode: NW2 3XG	30/03/2016

Title: Mr First name: Leonard Surname: McNee

Person role: APPLICANT Declaration date: 09/06/2016 ☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 08/06/2016