

Officer's Report

Application Number	HGY/2022/3484
Type	Full planning permission
Location	22, Frobisher Road, London, N8 0QX
Proposal	Erection of first floor rear extension, alterations to existing ground floor extension including replacement of rear glazing, replacement of flat roof with sloped roof, insertion of 3 rooflights and raised parapet walls.
Case Officer	Laina Levassor
Valid Date	03/10/2022
Applicant	Mr Graham Ritchie
Agent	Mr Dean Willars

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site a two storey, end of terrace dwelling located on the southern side of Frobisher Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the erection of a first-floor rear extension and alterations to an existing ground floor extension including the replacement of rear glazing, replacement of a flat roof with a sloped roof, the insertion of 3 rooflights and the construction of a raised parapet walls.

The proposed first-floor extension would extend 1.5m in depth beyond the existing rear elevation wall, with a projecting oriel bay window placed centrally, set in 1m from the edge of the extension.

To facilitate the first-floor extension, alterations to the existing single storey rear extension are to be made including the replacement of a flat roof with a sloped roof as well as the replacement of the rear glazing, the insertion of 3 rooflights and raising the parapet walls. The existing extension features a raised parapet surround with a height of approximately 3.45m from ground level with the replacement roof bringing the maximum height of the roof to 3.84m, sloping to around 2.5m at the eaves. The raised parapet walls which sit either side of the extension would measure 4.15m in height from ground level, reducing to 3.5m where sloped.

The rear building line of No.22 has been constructed to sit forward of neighbouring No.24 by around 1.2m. As the rear elevation is distanced from neighbouring windows, the opportunity to disrupt or adversely affect neighbouring outlook is limited. It is not considered that the small first-floor projection would impose any more harm than the existing situation. Due to the first floor projection, the raised parapets would sit further forward of No.24, limiting the impact this would have. The increased size of the single storey rear extension is considered negligible, due to the siting of a neighbouring extension and the distance of windows at No.24 from the proposed development. To the other side of the application site stands a

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building related to North Harringay Primary School, it is not considered that the development would have any harm to this site.

The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general 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 proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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:

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

- 5 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.

- 6 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.

Informatives:

- **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.

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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 his ownership.

- INFORMATIVE: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm