

Officer's Report

Application Number	HGY/2022/3443
Type	Full planning permission
Location	59, Cranleigh Road, London, N15 3AH
Proposal	Replacement of existing extension and conservatory with a new rear and side infill 'wrap around' extension with flat roof.
Case Officer	Sabelle Adjagboni
Valid Date	28/09/2022
Applicant	Mr Muzammal Ahmad
Agent	Mr Muzammal Ahmad

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a wraparound extension.

Site and Surroundings

The application site is a two-storey terrace house on towards the end of the curve where Cranleigh Road becomes Black Boy Lane.

It is not in a conservation area nor is it a listed building.

Although not a common feature on the street, some wraparound extensions can be seen notably at No. 61, the immediate neighbours of the applicants, who have a wraparound conservatory.

The site currently has a conservatory on the side extension.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 13 letters. No representations were received in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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 wrap around extension will replace the existing conservatory whilst keeping its current depth of approximately 3m but spreading over the full width of the house. The extension replaces the existing pitched roof of the conservatory with a flat roof and will have a height of 3m. Given that the proposed extension is a single storey, its scale is considered subordinate and proportionate to the original building and is in keeping with the surrounding pattern of development in the area.

The proposed materials will replace the existing timber materials of the conservatory with brick to match the original house, thus enhancing the overall uniformity of the building.

As such, the proposal is considered in line with the above policies.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

On the boundary with No. 57 the height of the extension will be reduced to 3m with the proposed flat roof and the existing depth will be unchanged. This will have a lesser impact than existing on the daylight, sunlight, and sense of enclosure, and is therefore acceptable.

On the boundary with No. 61, the height of 3m will be in line with the ridge line of their rear extension and will only be about 0.3m above the eave's height. Additionally, the proposed depth will also be in line with the depth of the rear extension at No. 61. Therefore, the proposal will have a minimal impact on their sense of enclosure, daylight and sunlight.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

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

CIL APPLICABLE

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

RECOMMENDATION

GRANT PERMISSION subject to 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.

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 his 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.