

Officer's Report

Application Number	HGY/2022/3892
Type	Householder planning permission
Location	22, Russell Avenue, Wood Green, London, N22 6PP
Proposal	Erection of single storey rear extension.
Case Officer	Sarah Madondo
Valid Date	27/10/2022
Applicant	MR GUANHUI LIN
Agent	Other ZAAVIA DESIGN LTD

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The subject site is an mid terraced property, fronting Russell Avenue. The site is located within the Noel Park conservation area and does not fall within the curtilage of a listed building.

Planning History

No relevant planning history.

Proposal

Erection of a single storey extension

REASONS FOR GRANTING PERMISSION

Permission is sought for the erection of single storey full width extension to provide a kitchen/dining area. The proposed extension would be 3.8 metres deep with height of 3.7 metres in height. The proposed extension would be a flat roof structure. Several properties on the road and elsewhere within the Noel Park Conservation Area have been extended already, at ground floor level. For example no. 18 Russell Avenue was approved a similar extension under (HGY/2019/1235). It is considered that the extension will be a sympathetic and proportionate extension to the host building in terms of its size, scale and footprint – and in terms of overall appearance. The proposed extension is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

As mentioned above, the proposed rear extension at no.22 will broadly match the existing extensions at no. 18 & 16 Russell Avenue. The height, bulk and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The proposed extension although full width it would not exceed more than 4 metres in height, therefore the neighbouring properties no. 20 & 24 would not be significantly impacted. The proposed extension here would therefore

not adversely affect amenity - daylight, outlook and overshadowing of the adjoining properties.

The proposal is therefore considered to preserve the character and appearance of the houses and of the Noel Park Conservation Area. The proposed development is considered to comply with Policy DM1 and DM9 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 of Haringey's Local Plan Strategic Policies (Adopted 2017). It also accords with the relevant policies of the London Plan 2016 and the NPPF.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.

- 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.

