

Officer's Report

Application Number	HGY/2022/2711
Type	Full planning permission
Location	19, Summerhill Road, London, N15 4HF
Proposal	Erection of a single storey rear extension and side entrance canopy along with the addition & replacement of windows.
Case Officer	Mercy Oruwari
Valid Date	30/09/2022
Applicant	Ms Kristina Collini
Agent	Mr David Eland

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey, semi-detached property located on Summerhill Road. Like the other properties on this road the host site has a deep rear garden. Also like the host property many of the houses on this side of the road have rear extensions. The site is located within the Clyde Circus conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2021/1217 - Erection of single storey rear garden outbuilding with pitched roof.
Granted

Permission is sought to remove the existing rear extension and replace it with a full width extension with the creation of a courtyard. The courtyard would be accessed by 2 new double side doors from the utility room or could be accessed from the new covered entrance/walkway. The section of the entrance/walkway adjoined to the courtyard will be gated and used to store bikes. The staircase leading to the first floor will also be repositioned to allow for an alteration to the layout of the bedrooms which would provide the space of a new toilet cubicle on the upper floor.

The proposal has been revised and altered with the veranda being removed. Although this part of the structure would not be enclosed it still would have contributed to the bulk of the extension. Overall appearing as excessive in size.

With the amendment the proposal is considered acceptable and is in keeping with the pattern of development in the area. Therefore, the proposal would preserve the character and appearance of the conservation area

The removal of the veranda also reduces the potential of this structure appearing overbearing for the neighbouring properties. There was a planning permission granted for a full width rear extension at No 17 to replace the existing extension. It does not appear that the works were carried out. Although the proposed extension would project beyond their existing extension it would be acceptable.

In regards to the works on the boundary adjoined to No 21, the height would normally be reduced or pitched down to reduce any impacts. However No 21 has an established single storey and partial double storey rear extension, with a high boundary treatment that encloses the passageway between the two properties. There are no windows on the flank wall adjacent to the host site therefore the impacts would not be as sensitive as if there was no existing extension on this property. Taking this into consideration, along with the removal of the veranda, the depth of the proposed extension would not be significant enough cause any concern or need for further mitigation of the impacts. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposal will therefore preserve or enhance the character and appearance of the conservation area. 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.

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans in.

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.

Informatives:

- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- 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.
- 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.