

Officer's Report

Application Number	HGY/2022/4002
Type	Householder planning permission
Location	83, Woodland Rise, Hornsey, London, N10 3UN
Proposal	Erection of single storey rear extension
Case Officer	Laina Levassor
Valid Date	03/11/2022
Applicant	Yasmin Gale
Agent	Mr Dan Brandt

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 is a three storey dwelling located on the northern side of Woodland Rise. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

Two representations were received in response to the notification and publicity of this application.

A response received by No.81 was in support of the development - this was made on the basis that this property would receive planning permission for similar development if applied for however, any application would be subject to separate assessment. This application has been assessed as to the impact of the development on neighbouring amenity based on the site as existing.

A response received by No.111 Cranley Gardens raising concern over the length of the consultation period. The consultation period ran for the minimum required statutory period with the option to comment remaining open beyond the statutory determination date which fell over the Christmas period. It is therefore considered that adequate provisions were made to allow for comments on this application. Assessment has been made as to the impact of the development on the neighbouring amenity of the properties consulted.

REASONS FOR GRANTING PERMISSION

This application proposes the erection of a single storey rear extension. The proposed full width extension would project beyond the rear elevation by 4.8m where closest to the boundary of No.81, following the angle of the garden and projecting 6.771m in depth where closest to the boundary of No.85.

This type of ground floor extension can be seen throughout the local residential area and is in keeping with local development and is therefore considered acceptable. Further to this as the development is to be constructed in yellow stock brick, to match the appearance of the host dwelling, therefore the local character and visual amenity of the area will be protected. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

Properties along Woodland Rise are set on sloped land, with differing land levels, lowered towards the East. The application site is an end of terrace property, located towards the end of the road and is visibly lower than neighbouring properties. The height of the proposed extension sits at 3.5m with plans showing the application site set down from neighbouring garden level of No.81 by 0.9m. When measured from adjacent neighbouring garden level, the height of the extension reads at 2.6m where closest to the boundary. Differing heights between the property mean that the glazing to the rear elevation of No.81 is set higher than that of the site which helps to mitigate a possible sense of enclosure. The extension is set away from the boundary by around 0.3m – this and the reduced height are considered to limit the visibility of the extension from the neighbouring property.

In addition to this, the northern orientation of the gardens of this terrace limits the opportunity of overshadowing from rear projections as the immediate rear of the properties would be shadowed by the dwellings themselves rather than by neighbouring properties.

The extension is set away a considerable distance from neighbouring No.85, set away from the shared boundary and set away from the dwelling itself. It is not considered that there would be any resultant harm to this property.

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:

- 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.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.
- **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: 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