

Officer's Report

Application Number	HGY/2022/4192
Type	Householder planning permission
Location	605 Lordship Lane, Wood Green, London, N22 5LE
Proposal	Proposed Single Storey Rear Extension
Case Officer	Laina Levassor
Valid Date	22/11/2022
Applicant	Mr M McGowan
Agent	Mr Shahid Ali

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

HGY/2022/2389: Refuse - 16/09/2022

Erection of single storey extension which extends beyond the rear wall of the original house by 5.08m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

HGY/2004/0037: Refuse - 01/12/2003

Erection of single storey conservatory to front of building.

SITE DESCRIPTION

The subject site is a two storey dwelling located on the southern side of Lordship Lane. 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 replacement of an existing conservatory with a single storey rear extension. The proposed extension would infill the space between the original two storey outrigger and the shared boundary of neighbouring No.603, sitting forward of the original rear elevation wall to create a lightwell between the new existing and existing house.

The depth of the extension, including lightwell area, would measure 5.083 in depth. Of this depth, approximately 2.1m would extend beyond No.603 existing rear extension. The flat roof extension measures 2.889m in height, rising to 3m in height where taking into consideration the centrally placed rooflight. Proposed to the rear elevation is the replacement of the existing rear elevation door with a window.

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.

It is considered that the limited projection beyond the neighbouring extension, which is of similar height, and the limited height of the extension are generally a neighbourly form of development which would not result in an overbearing appearance to the neighbouring property. The south facing orientation of the rear elevations of this terrace means that afternoon shadowing is largely created by the original constructions

themselves and that the addition of a rear extension sited where proposed would not add to this or increase the possibility of overshadowing or loss of light. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed additional window to the flank elevation which faces No.12 would match the height of an existing window at the same level and therefore is not considered to offer any additional view or outlook which may be considered harmful to neighbouring amenity or privacy and is therefore considered acceptable.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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 The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to

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.