

Officer's Report

Application Number	HGY/2022/4197
Type	Householder planning permission
Location	27 Gladwell Road, Hornsey, London, N8 9AA
Proposal	Erection of single storey wraparound extension.
Case Officer	Mercy Oruwari
Valid Date	22/11/2022
Applicant	Alycia & Nathan MacAskill & Smith
Agent	Naveed Saber

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a one of a set of four terraces at the end of Gladwell Road. The front elevations of the properties consist of two storeys. At the rear the outrigger is in a stepped format of a partial two/three storey structure. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2022/0724 - Proposal is for a single storey rear extension. Refused
- HGY/2003/1018 - Installation of rear dormer window and one velux window to front elevation. Granted

3.3 Planning permission is sought for a full width single storey wraparound extension. The previously refused application proposed a deeper extension, which would have appeared excessive. The depth at the rear has been reduced to a more modest 1.7 metres. The infill section of the extension pitches down to 2.5 metres on the boundary of No 25.

3.4 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 Crouch End conservation area will be preserved.

3.5 Given that the proposed extension will be adjacent to an existing rear extension at No 27 it can be considered that this property would not be impacted. The infill extension on the boundary of No 25 at 2.5 metres is reasonably low in comparison with the permitted development allowance of 3 metres. As the extension is quite modest in scale there will be no material loss of sunlight or daylight and it should not have an overbearing appearance to the neighbouring properties. As all the main windows/doors face into the rear garden there will be no material loss of privacy. The proposal is therefore acceptable in amenity terms.

3.6 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.

3.7 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

3.8 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 CONDITION ST05 - Approved Plans - Standard.

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

