

Officer's Report

Application Number	HGY/2022/3570
Type	Householder planning permission
Location	9, Eade Road, London, N4 1DJ
Proposal	Erection of conservatory to the rear of the property
Case Officer	Sarah Madondo
Valid Date	24/11/2022
Applicant	Mr Mark Williams
Agent	Mr Mark Williams

RECOMMENDATION

Approve with Conditions

Proposal

Erection of conservatory to the rear of the property

Site & Surroundings

The subject site is 2 bedroom maisonette located on Eade Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Publicity

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

Design & Appearance

Permission is sought the erection single storey conservatory to the rear of the property and would be 3 metres deep and 3.5 metres wide and 2.7 metres in height. The proposed conservatory would be finished in PVC conservatory walls and bi-folding doors to the rear. 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.

Given that the height would be below 3 metres in height, only 3 metres deep and permissible under permitted it is considered that the amenities of the neighbouring properties would not be significantly harmed. The height and depth of the conservatory 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 policies 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.

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.