

# Officer's Report

|                           |                                                              |
|---------------------------|--------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4414</b>                                         |
| <b>Type</b>               | <b>Householder planning permission</b>                       |
| <b>Location</b>           | 33 Thorold Road, Wood Green, London, N22 8YE                 |
| <b>Proposal</b>           | Erection of ground floor single storey side return extension |
| <b>Case Officer</b>       | Laina Levassor                                               |
| <b>Valid Date</b>         | 13/12/2022                                                   |
| <b>Applicant</b>          | Mr Thomas Bisgood                                            |
| <b>Agent</b>              | Ms Emma Tubbs                                                |

## **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 is site a two storey dwelling located on the northern side of Thorold Road. The property falls within the Bowes Park Conservation Area.

### **CONSULTATION RESPONSES**

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

### **PROPOSED DEVELOPMENT**

This application proposes the erection of a single storey rear extension which will fill the gap between the original storey outrigger and the shared neighbouring boundary of No.35.

### **REASONS FOR GRANTING PERMISSION**

#### Design and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed extension would project 5.725m in depth when measured from the existing rear elevation of the dwelling, falling short of the 6.4m depth of the original outrigger projection. A box shaped oriel window is featured to the new rear elevation, creating approximately 0.3m of additional depth to the extension.

The proposed extension features a mono pitched roof which at maximum measures 3.11m in height when measured from adjacent ground level, sloping to around 2.95m along the boundary.

The development is to be constructed in materials and brickwork similar to those used in the construction of the original dwelling with aim to compliment the host building. 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.

#### Impact on the Character and Appearance of the Conservation Area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed materials to the rear extension and alterations to existing fenestration to the rear are considered high quality and of an appropriate design to compliment the form of the host building. It is therefore considered that the character and appearance of the conservation area are preserved.

#### Impact on Neighbouring Amenity

London Plan Policy D4 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The application site and neighbouring property adjacent to where the extension is proposed are sited on differing ground levels. Neighbouring No.35 sits on a garden level approximately 0.38m higher than that of the site. Where the extension slopes in height towards the boundary, the height along this boundary measures approximately 2.6m from neighbouring garden level. The depth of the proposed extension is limited to 5.725m, less than the depth achievable under prior approval where requirements are met and no objections are made by neighbours and the extent of this is generally considered a neighbourly form of development within residential settings.

The proposed oriel window is set in from the boundary to minimise the possibility of any overlooking within close proximity to neighbouring properties and it is not considered the extension

or the proposed alterations to the existing rear door would result in any additional vantage point or overlooking which would create harm.

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, 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.

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. 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 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.

- 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 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.

### **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: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

[http://www.haringey.gov.uk/index/housing\\_and\\_planning/planning-mainpage/policy\\_and\\_projects/article\\_4\\_direction.htm](http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm)