

Officer's Report

Application Number	HGY/2022/4422
Type	Householder planning permission
Location	85 Maryland Road, Wood Green, London, N22 5AR
Proposal	Ground floor rear extension.
Case Officer	Sarah Madondo
Valid Date	14/12/2022
Applicant	Mr Hasan Sahan
Agent	mr Bradley Pattermore

RECOMMENDATION

Approve with Conditions

Proposed development

Erection of a single storey rear extension

Design and appearance

The proposal is for the demolition of the existing conservatory and erection of L-shaped single storey rear extension to provide a bigger kitchen/dining area. The proposed extension would be 3 metres deep and 3.8 metres in height at this highest point. The proposed extension would be finished in brickwork to match the existing. While the extension would extend to a depth of approximately 6 metres beyond the properties main rear elevation, there are existing three metre deep extensions to the properties either side which help reduce the proposals visual prominence when viewed from neighbouring rear gardens. It is noted that most of the properties in this terrace have single storey extensions of varying types, sizes and appearance, including some as deep as the one proposed in this application. As such 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 neighbouring properties

Given that neither side of the properties no. 83 & 87 Maryland Road have existing extensions and that the proposed extension would not extend more than 3 metres beyond these adjoining extensions, and given the single storey nature and relatively low height of the proposed it 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 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 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: 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