

Officer's Report

Application Number	HGY/2022/4222
Type	Householder planning permission
Location	8 Thorold Road, Wood Green, London, N22 8YE
Proposal	Demolition of existing rear addition and outbuilding. Construction of a part two storey and part single storey rear extension. Addition of solar panels to existing pitched roofs and new flat roof at upper levels. Double-glazed roof lantern over ground floor. Addition of roof windows to pitched roofs. Replacement of existing single glazed windows with doubled-glazed windows with timber frames.
Case Officer	Zara Seelig
Valid Date	24/11/2022
Applicant	Mrs Alexandra Dyer-Smith
Agent	Mr Joe Wright

RECOMMENDATION

Approve with Conditions

Site Description

The site is a two storey semi detached dwelling situated on the Southern side of Thorold Road. The site is located within the Bowes Park Conservation Area, it is not a listed building and there are no TPO's on the site.

Description of Development

Demolition of existing rear addition and outbuilding. Construction of a part two storey and part single storey rear extension. Addition of solar panels to existing pitched roofs and new flat roof at upper levels. Double-glazed roof lantern over ground floor. Addition of roof windows to pitched roofs. Replacement of existing single glazed windows with doubled-glazed windows with timber frames.

Relevant Planning and Enforcement History

None

Local Representations

The application has been publicised by way of a site notice and 18 neighbour consultation letters. No responses have been received.

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area; and
3. Impact on neighbouring amenity.

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

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.

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 proposal would be acceptable in terms of design, although the proposal looks extensive from the proposed plans, the proposal is modest in terms of the additions. The proposed ground floor rear extension would measure 3 metres deeper than the existing, with the proposed first floor measuring 2.38 metres deeper than the original as built. The proposal would therefore not be considered overdevelopment, with ample garden space remaining. The proposed extensions would be finished in exposed brick to match the existing house.

In terms of the proposals impact on the Conservation Area, the Council's built heritage consultant raised concerns regarding the PV panels, rooflights on the West roof pitch and the single storey rear extension: "Consequently, the proposed solar panels and rooflight to the west roof pitch, and the proposed single-storey extension would constitute a scheme which would lead to less than substantial harm to the designated heritage asset, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 200 of the NPPF."

Whilst the built heritage officers comments are acknowledged, it is considered that the proposal would not be detrimental to the Conservation Area, the use of materials are complementary, with brickwork to match the existing and timber sash windows to be used. The comments also included an objection to the use of solar panels on the side elevation, these works can be undertaken under permitted development as the PV panels would not front a highway and therefore would not require planning permission. The proposed rooflight would be conditioned to ensure it is of conservation style.

Impact on Neighbouring Amenity

London Plan Policy D6 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 proposals two storey element is similar to that built at attached neighbouring property of no. 10, its Is set in from the boundary with adjacent property of no. 6 by at least a metre and so this is not considered to impact neighbouring amenity. Any proposed windows would be conditioned to be obscure glazed and fixed closed. The proposed ground floor rear extension, although 3.2 metres in height, will be set in from the boundary with no. 6 and measures 3 metres deeper than the extension at no. 10. The proposal is not considered to adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and the proposal complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposal is considered acceptable in terms of design, impact on the character and appearance of the conservation area and impact on neighbouring amenity and does comply with relevant planning policy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Recommendation

Grant Permission with 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.

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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

- 5 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

- 6 Prior to the first occupation of the development hereby approved, the proposed windows in the flank elevation at first floor and above shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.
- **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.