

Officer's Report

Application Number	HGY/2022/4017
Type	Full planning permission
Location	Ground Floor Flat 82 Inderwick Road, Hornsey, London, N8 9JY
Proposal	Erection of single storey wraparound extension with a partial infill to create of a courtyard.
Case Officer	Mercy Oruwari
Valid Date	04/11/2022
Applicant	mr Paul Batt
Agent	Mrs nihila maruthayanar

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is the ground floor flat of a converted two storey mid-terraced property. The properties have 2 storey bay windows at the front and 2 storey outriggers at the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

HGY/2022/4064 - Erection of a rear dormer and roof extension including the installation of 2x front rooflight for the first floor flat. Pending

OLD/1983/0723 - 28/2/83 Conversion into two self-contained flats. Granted

Permission is sought for the erection of a 3 metre single storey flat roofed wraparound extension. As submitted the rear of the extension would be full width sitting adjacent to both neighbouring boundaries. The structure would part infill most of the space between the No 84 and the side return of the host property by approximately 5.4 metres. This combined with the 3.1 metre rear projection beyond the outrigger would be almost 8.3 metres along the boundary of No 84. Overall the structure would quite excessive in scale. This has been revised with the roof being pitched down to 2.3 metres on the boundary of No 84.

With the amendments to the height the proposal can be considered as proportionate and subordinate to the host building and would be in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Given the reduction of the height of the extension on the boundary of No 84 will be no more than 2.3 metres, there will be no material loss of sunlight or daylight. The overall height should not have an overbearing appearance to either of the neighbouring properties. All glazed doors face into the rear garden therefore, there will be no material loss of privacy to any surrounding 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 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.

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.

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:

- **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.