

Officer's Report

Application Number	HGY/2022/4524
Type	Householder planning permission
Location	11 Wolseley Road, Wood Green, London, N22 7TW
Proposal	Front window increased in size, addition of 6 no rooflights
Case Officer	Sabelle Adjagboni
Valid Date	23/12/2022
Applicant	Renfei Huang
Agent	mr Joshua Eves

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the increase in size of the existing front windows and the addition of 6 no rooflights.

Site and Surroundings

The application site is a large bungalow located in between the rear of two rows of terraced housing. The application site is not in a conservation area nor is it a locally listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2005/0840 | Demolition of existing garage and workshop and erection of single 2-bedroom house with integral garages. | Granted

HGY/2004/0374 | Demolition of existing building and erection of single / part 2-storey 2 bed house with integral garages. | Refuse

HGY/2002/0927 | Erection of a two storey 3 bed detached dwelling house with detached garage. | Refuse

HGY/1995/1067 | Change of use of building from garage to place of worship. | Refuse

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 15 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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 proposal includes the insertion of 6 rooflights, 3 on each side of the pitched roof. The rooflights are to provide light in the living room. The proposed rooflights will be visible from the front elevation, however, they do not protrude above the existing ridge line. Given the size of the roof, the proposed rooflights are considered to be proportionate to the existing. The proposed increased window on the front elevation is considered appropriate as it reflects the scale of the existing front doors whilst maintaining a modest scale.

Additionally, the proposed changes will match the existing materials where applicable and will not be visible from the street. Hence, they will not detract from the character and appearance of the neighbourhood.

Therefore, the scheme does not undermine the existing uniformity of the host building and the character of the area.

As such, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

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 proposed increased window looks onto the street and not into a neighbouring property. Additionally, given that the site is a single storey and that the site's roof is at a good distance from neighbouring properties, the proposal does not create a significant outlook or in-look and thus, the privacy of the neighbours and applicant is maintained. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. 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 subject to conditions

Registered No. HGY/2022/4524

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.

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.