

Officer's Report

Application Number	HGY/2023/0231
Type	Householder planning permission
Location	148 Woodfield Way, Wood Green, London, N11 2NU
Proposal	Erection of single storey rear extension and pergola
Case Officer	Laina Levassor
Valid Date	24/01/2023
Applicant	Mr. & Mrs. Taylor
Agent	Ms Ana Alonso Truan

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 site is a two storey dwelling located on the south-eastern side of Woodfield Way. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

One representations was received in response to the notification and publicity of this application, raising no objection but saying more should be done to protect privacy.

PROPOSED DEVELOPMENT

This application proposes the erection of a single storey rear extension and the replacement of an existing garage with a steel framed pergola to the rear garden.

The proposed flat roof extension of 3.4m in height would project 4.58m from the original rear elevation, spanning the full width of the dwelling. The extension is to be finished in a render, matching external materials used at first floor level with a green roof proposed. Set within the extension is the addition of bi-folding doors and large aluminium framed window at the rear elevation, a clerestory window at side elevation (facing No.150) and two skylights at new roof level.

Replacing the existing garage is a steel framed pergola sited along the shared boundary of No.150 which measures 2.4m in height.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed in materials which would match the original materials used in the construction of the dwelling. 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.

The extension would match the depth of the extension at neighbouring No.146, with a similar height also proposed thereby reducing resultant amenity impacts. 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 pergola would replace an existing structure along the boundary, sited next to the rear garage at No.150. Due to the siting of the proposed structure, any resultant impact to neighbouring amenity is limited as the pergola would sit next to the neighbouring garage, a replicated structure of that to be demolished at the host site and is largely hidden.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

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 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 construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to

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.