

# Officer's Report

|                           |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4496</b>                                                                              |
| <b>Type</b>               | <b>Full planning permission</b>                                                                   |
| <b>Location</b>           | 1 Keats Place, Wood Green, London, N11 2DT                                                        |
| <b>Proposal</b>           | Erection of two storey side extension to enlarge Flat 1 and provide additional bedroom to Flat 2. |
| <b>Case Officer</b>       | Oskar Gregersen                                                                                   |
| <b>Valid Date</b>         | 21/12/2022                                                                                        |
| <b>Applicant</b>          | Mr John Polycarpou                                                                                |
| <b>Agent</b>              | Mr Chris Georgiou                                                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. REPRESENTATIONS**

1.1 There were no representations received in response to notification and publicity of the application.

#### **2. REASONS FOR GRANTING PERMISSION**

2.1 The subject site is a block of 8 flats, within a 2-storey building, to the rear of Embassy Court, located nearby Bounds Green Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. The development to which these works are proposed was approved under HGY/2017/2095.

2.3 The proposal seeks the formation of a two storey side extension to enlarge Flat 1, and provide an additional bedroom to Flat 2. The extension would be 4.15m deep at the second floor, and the first floor element proposed would be 1.47m deeper than the existing. The additional storey created by the proposed extension would be 2.8m higher the existing.

2.4 The proposed extension would see a 3 sq.m addition to the ground floor second bedroom, as well as a 3sq.m increase in internal floor area with a 2.5 sq.m increase to the balcony. This can be supported as it creates a more appropriately sized bedroom to Flat 1, as well as increasing the internal floor area and balcony size.

2.5 The proposed extension would provide an additional 10sq.m bedroom, as well as providing an additional 5m<sup>2</sup> internally, increasing the internal floor area by 15sq.m in total. The current balcony of Flat 2 would be repositioned from being SE facing to SW facing. These changes can be supported as the additional bedroom is in line with the Housing Design Standards.

2.6 The proposal would create additional space to both flats in the proposal, with the additional bedroom provided for Flat 2 being sized acceptable and with sufficient access to light.

2.7 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.

2.8 The height and depth 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.

2.9 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.

2.10 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.

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: 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.