

Officer's Report

Application Number	HGY/2022/4311
Type	Removal/variation of conditions
Location	3 Beech Drive, Hornsey, London, N2 9NX
Proposal	Variation of conditions 2 (approved plans) and 4 (obscured glazing) attached to planning permission HGYP/2022/1822 alterations to include: reduced depth/height of single storey rear extension and alterations to dimensions of side window and rooflight in extension.
Case Officer	James Mead
Valid Date	03/01/2023
Applicant	Anthony & Rosemarie Mullins
Agent	Jim Biek

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No responses from consultees.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, semi-detached dwellinghouse. This property sits on the eastern side of Beech Drive and is one of the first dwellings visible when entering this road from the south. The setting is residential in character, being predominantly made up of a mixture of detached and semi-detached properties.

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

- HGYP/2022/1822: Partial removal of existing side and rear projections. Erection of single storey side/rear extensions and erection of part single, part double storey side extension. Approved with conditions.
- HGYP/2022/1167: Single storey rear extension and part single and part double storey side extension, both to replace existing. Refused.

4.3 Planning permission was granted under: HGYP/2022/1822 for the erection of single storey rear/side extensions and the construction of a part single, part two storey side extension. This current application seeks to vary condition 2 (approved plans) of that planning permission, so to alter the approved plans. The proposed changes include: a reduction in the size of the single storey side/rear extension and alterations to the dimensions of a window/rooflight. It is also proposed to slightly vary the wording of condition 4 (obscured glazing), so to refer to a different

type of room. These changes are proposed under Section 73 of the Town and Country Planning Act (1990).

4.4 It is proposed to reduce the height and depth of the single storey rear/side extension. There is no concern regarding this minor change and the altered extension would remain as a subservient addition to the host property. The extension would continue to have a sympathetic flat roof and would be constructed in appropriate matching materials. As such, the design and materials of the extension would still suitably relate to the host property. The side window in the single storey rear/side extension is intended to be increased in width and one of the rooflights at ground floor level is proposed to be enlarged. These changes would be minor in nature and would not have a harmful visual impact on the appearance of the property. The altered proposal would be of acceptable design, with the character and appearance of the host property and the surrounding area not harmed.

4.5 The reduced size of the extension means that issues of increased: overbearing impacts, loss of light, overshadowing or restriction of outlook would not arise. The altered side window and rooflight would not result in inappropriate overlooking of any of the neighbouring properties. A condition is again attached requiring the fitting of obscured glazing in the side window of the single storey side/rear extension. This will prevent excessive overlooking of 5 Beech Drive. Subject to this condition, it is considered that the amenity and living conditions of neighbouring properties would be protected.

4.6 Through the original application it was proposed to use the internal space of the single storey rear/side extension as a 'family room'. The amended ground floor plans indicate that this extension is now proposed to be utilised as a 'dining' space. Condition 4 must be updated to reflect this.

4.7 Overall, the proposed variation of conditions 2 and 4 is in general accordance with Policies DM1 & 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.

4.8 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 hereby authorised must be begun by 22 August 2025, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The approved plans comprise drawing nos: 100/B, 101/A, 102/-, 103/-, 104/-, 110/C, 111/D, 112/B, 113/C and 114/D. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the

approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans and the submitted planning application form.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of The Development Management DPD 2017.

- 4 Notwithstanding the plans hereby approved, the new ground floor side window on the northern elevation (serving 'dining') shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 metres above the internal floor level of the room in which it is installed. This specification shall be complied with before the extension/development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.
- **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.
- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.