

Officer's Report

Application Number	HGY/2022/4448
Type	Full planning permission
Location	Flat A, 38 Coleraine Road, Wood Green, London, N8 0QL
Proposal	Relocation of the first floor flat main door with staircase from side to front
Case Officer	Ben Coffie
Valid Date	09/01/2023
Applicant	MR HALIL OSMAN
Agent	mrs NURHAN ERK

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This application is for the bricking up of a side entrance following the relocation of an internal stair case which leads to an upper floor flat and for associated internal alterations to the layout of the ground and first floor flats.

Site and Surroundings

The subject site is a two storey end of terrace property is situated on southern side of Coleraine Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

No relevant planning history

LOCAL REPRESENTATIONS

No representations have been received from neighbours, local groups, etc. in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance
Impact on neighbouring amenity.

Design, appearance and impact on the area.

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 proposed bricking up of the existing side entrance is considered acceptable in principle. No information has been provided regarding the proposed materials, however, given this would not warrant a refusal, a condition will be imposed to the decision if the Local Authority are mindful to approve the proposal, to ensure that the new brickwork matches the existing bricks of the existing building.

Consequently, the proposed development is in accordance with Policies DM1 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.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 development due to its nature would not result in any adverse impact against the amenity of any adjoining occupier in terms of loss of daylight/sunlight, loss of outlook, an increased sense of enclosure and loss of privacy.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property, surrounding area and upon the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above.

The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve with condition(s)

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: 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.

- **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.