

Officer's Report

Application Number	HGY/2023/0132
Type	Full planning permission
Location	101 Albert Road, Wood Green, London, N22 7AG
Proposal	Replace existing timber single-glazed kitchen window with a relocated, double-glazed, enlarged aluminium window.
Case Officer	Ben Coffie
Valid Date	16/01/2023
Applicant	mr Ben Woolf
Agent	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposed development is for the replacement of the existing timber single-glazed kitchen window with a relocated, double-glazed, enlarged aluminium window.

Site and Surroundings

1.2 The application site is located on the southern side of Albert Road and contains a house converted into two flats. The site is not within a conservation area.

Relevant Planning and Enforcement history

HGY/2022/1818- L shaped dormer with rooflights on front slope plus new spiral staircase to rear.

HGY/2022/2543- Rear dormer on the main roof slope with a dormer on the rear outrigger and roof lights to the front roof slope, new spiral staircase to rear.

2. Consultation response

2.1 No consultation

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised 9 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

4.2 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.

4.3 Albert Road and the surrounding streets form a residential area of small, terraced housing in regular street blocks. The area has an attractive character and appearance derived from a uniform scale of housing and interesting front elevations with bay window features with crown roofs. The terraces are two-storeys, but it is evident that some houses have accommodation in the roof space as is proposed at the application property.

4.4 The application seeks to install a new double-glazed, enlarged aluminium window to replace the existing timber single-glazed kitchen window. The window will measure 1700mm in height and 1387mm in width.

4.5 The proposed change is considered acceptable and will not constitute any detrimental impact to the rear garden environment. The chosen material and design of the window will represent a high quality addition to the host building.

4.6 As such the proposed development as a whole 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.

Impact on neighbouring amenity

4.7 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.

4.8 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.

4.9 Due to the nature of the development, it is not envisaged that there would any adverse impact on the amenity of neighbouring dwellings.

4.10 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.11 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. CIL APPLICABLE

5.1 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION

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.