

Officer's Report

Application Number	HGY/2023/0239
Type	Full planning permission
Location	Ground Floor Flat, 83 Whittington Road, Wood Green, London, N22 8YR
Proposal	Single storey rear extension.
Case Officer	Sabelle Adjagboni
Valid Date	24/01/2023
Applicant	David Rogers
Agent	Chris Watkins

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a single storey rear extension.

Site and Surroundings

The application site is located on the west side of Whittington Street and is the ground floor flat of a terraced property which had previously been converted into two flats. The site is not in a conservation area nor is it listed building. Properties on the street can be seen to have single storey rear extension like the current proposal including both immediate neighbours to the site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/1995/1342 | Use of property as two separate flats. | Granted

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 4 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

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 proposal includes the removal of the existing boiler to replace it with the proposed single storey rear extension. The extension be about 4.38m deep, matching the depth of the rear extension at the neighbouring property, No. 81, and seems to be only about a metre deeper than the extension at No.85. The height of the extension is 3.2m but given the ground level change would be about 3m above the neighbours ground level. Given that the proposal is a single storey, its scale is considered appropriate and subordinate to the host building. Additionally, the materials of the proposal will match the existing where applicable.

Therefore, the scheme does not undermine the existing uniformity of the host building and fits within the neighbouring character and pattern of development of the area. As such, the proposal is considered in line with the above policies.

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 proposal is set away from the boundary with the neighbours at No. 81 and goes no deeper than their extension. It will also only be about 0.5m higher than their extension. Therefore, the impact on the sense of enclosure and daylight of these neighbours will be negligible.

On the boundary with No. 85, the proposal is only about 1m deeper and its height would be under 1m above the eave's height of the neighbour's extension. Therefore, the impact on their daylight and sense of enclosure would be minimal.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

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

CIL APPLICABLE

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0239

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.

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.

- 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.