

Officer's Report

Application Number	HGY/2023/0361
Type	Householder planning permission
Location	165 Alexandra Park Road, Wood Green, London, N22 7UL
Proposal	Erection of single storey rear extension, formation of raised terrace area adjacent to new extension, replacement of rear elevation windows at first and dormer level, replacement of front elevation window at ground floor level, installation of roof lights to front roofslope, alterations to existing dormer materials
Case Officer	Laina Levassor
Valid Date	06/02/2023
Applicant	Mrs & Mr Peggy Sutton & James Morris
Agent	Mr Romanos Tsomos

RECOMMENDATION

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Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a two storey dwelling located on the northern side of Alexandra Park Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

PROPOSED DEVELOPMENT

Erection of single storey rear extension, formation of raised terrace area adjacent to new extension, replacement of rear elevation windows at first and dormer level, replacement of front elevation window at ground floor level, installation of roof lights to front roofslope, alterations to existing dormer materials

ANALYSIS & ASSESSMENT

Single Storey Rear Extension & Rear Alterations

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.

This application proposes the replacement of existing rear projections with a full width rear extension of similar depth and scale to that of the existing structures. The proposed extension is to be constructed using treated oak with expansive timber framed glazing, creating a modernised addition which will complement the newly lime treated brickwork to the rear elevation.

The proposed extension exits to a new raised terrace area formed with a 'microcement' finish, also of similar height to the existing raised levels, stepping down to rear garden level. The boundaries either side of the property feature timber and opaque glass screening, ensuring privacy for the occupants of the property and adjoining neighbours.

Single storey rear extensions can be seen throughout the local residential area and the proposed is in keeping with local development and is therefore considered acceptable. Further to this, the new extension is to be constructed using modern materials which are not considered to interrupt or undermine the character and appearance of the original construction or uniformity of the terrace it forms part of and the local character and visual amenity of the area will be protected.

The extension is not considered to present any additional harm to neighbouring occupiers and amenity when considering the existing situation and rear projections of these properties. Where the new terrace is formed, it is considered that the screening is an appropriate option to allow additional privacy and prevent overlooking, whilst being distanced enough from the rear elevation windows of these neighbouring properties, to not result in a loss of outlook, light or resultant overshadowing or without creating a sense of enclosure.

At roof level, the existing dormer materials are to be replaced with dark concrete tiles and existing window openings enlarged with new aluminium frame windows proposed. The structure itself in terms of scale is to remain unchanged. Existing rear elevation sash windows are to be replaced with energy efficient double glazed oak framed windows.

Alterations to Front Elevation

At front elevation, an existing window which forms part of the stepped façade, is to be replaced with an enlarged opening and oak framed window of similar design to materials used for the new rear extension. Stepped back from the principle elevation, this part of the front of the building is less visible from street level and therefore such a replacement is not considered to distract or detract from the overall appearance of the front elevation.

At roof level, the existing front roofslope skylight is to be removed, replaced by two skylights. This formation of skylights is considered in keeping with residential development within the area where loft conversions have been undertaken.

Other

Proposed at the rearmost section of the garden is the replacement of the existing shed with a brick and timber formed patio area, featuring an integrated BBQ, planter and bench seating. It is not considered that this would be harmful to neighbouring amenity.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed in materials which would match the original materials used in the construction of the dwelling. 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.

The height, depth and placement 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.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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

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: 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.