

Officer's Report

Application Number	HGY/2023/0436
Type	Householder planning permission
Location	147 Alexandra Park Road, Wood Green, London, N22 7UL
Proposal	Construction of hip-to-gable roof extension with rear dormer and 3 x front slope rooflights above main roof and first floor side extension. Replacement of existing rear extension with single storey wraparound rear extension with 3 x rooflights inc. internal alterations. Alterations to rear 1st floor fenestration and removal of stairs to side rear. New side entrance with canopy. Replacement windows for front fenestration. (Reconfiguration of approved application HGY/2020/2137) (AMENDED DESCRIPTION)
Case Officer	Daniel Kwasi
Valid Date	14/02/2023
Applicant	Mr David Kavanagh
Agent	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is an end-of terrace two-storey residential dwellinghouse with a hip roof and two-storey side extension comprising a flat roof and 'embattlement' type parapet wall and a garage with a driveway. The site is on a gradient that slopes downwards from east to west, so the neighbouring apartment building at no.149-153 is at a higher level. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is a locally listed nearby to the west end of the road at no.135 The Chantry.

The planning history of the site has been taken into account when coming to this decision. Planning permission was granted at the site for the same proposal on 08/10/2020 (ref: HGY/2020/2137) with a few reconfigurations proposed in this current proposal. Planning permission was also granted on 22/03/2012 (ref. HGY/2012/0386) for a similar roof extension over garage at no.155 Alexandra Park Road.

The proposed development comprises the construction of a hip-to-gable roof extension that would also extend over the flat roof of the two-storey side extension, the formation of a dormer window to the rear roof slope, 3nos. rooflights on the front slope, alterations to the 1st floor rear fenestration and removal of external stairs to the rear. The proposed development also comprises the replacement of the existing rear single-storey ground floor extension with a wraparound extension with a pitched roof, 3no. rooflights, and aluminium doors to access the rear garden, and with a height of 2.7m along the external walls. The

proposed development also comprises the replacement of the fenestrations on the front elevation bay windows, new study room, and bedroom on the first floor level. On the rear elevation, the new bathroom windows on the first floor level would be obscure-glazed at 1.7m above first floor level, and the bathroom window on the second floor level would be fully obscure glazed.

The rear dormer would be setback from the eaves of the main roof and rear wall of the flat roof, to ensure that the roof appears subservient to the main house, whilst providing enough space for the new bedroom, bathroom, and study room in the loft conversion. The rear dormer would also provide 1no. rear facing window for each new room, whereby the bathroom window would be obscure, and there would be no side window. The proposed external materials would be zinc cladding, which is becoming more common in Haringey due to its contemporary appearance.

The rear wraparound extension would comprise 3no. rooflights on a pitched roof. The external materials would be zinc cladding to match the rear dormer and grey brick on the external to produce a more contemporary appearance. The wraparound extension would provide more space for the newly arranged kitchen, and new seating area, dining area, and WC. A new internal would be installed to separate the new kitchen area from the existing front reception room. Two new windows are proposed on the rear elevation of the extension, and no windows on the side wall. Overall, the increased space would improve the living conditions and experience for the occupants without being detrimental to the appearance of the main building and the amenity of the neighbouring properties.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area, as there are other roof extensions and rear extensions within the vicinity of the site. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the proposed extensions 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 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.

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 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 Prior to the first occupation of the development hereby approved, the new bathroom windows on the first floor level rear elevations would be obscure-glazed at 1.7m above first floor level, and the new bathroom window second floor level rear elevation would be fully obscure-glazed. The windows shall be permanently retained and maintained thereafter. Reason: To avoid overlooking into the adjoining properties 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.