

# Officer's Report

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|---------------------------|-----------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0560</b>                                                              |
| <b>Type</b>               | <b>Householder planning permission</b>                                            |
| <b>Location</b>           | 37B Palmerston Road, Wood Green, London, N22 8QH                                  |
| <b>Proposal</b>           | Erection of a single storey side extension (15sqm) for use as a workspace/office. |
| <b>Case Officer</b>       | Daniel Kwasi                                                                      |
| <b>Valid Date</b>         | 24/02/2023                                                                        |
| <b>Applicant</b>          | Carole Lucas                                                                      |
| <b>Agent</b>              | Mr Paul Evans                                                                     |

## **RECOMMENDATION**

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### **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 L-shaped bungalow on backland development. The rear of the property faces an allotment that is south of Myddleton Road Community Garden. The site is accessed via an alley off Palmerston Road between no. 37 and 39 Palmerston Road. A large proportion of the site is occupied by the bungalow which also has an outbuilding for a summerhouse on the south side of the bungalow. The site is located within Bowes Park conservation area and does not fall within the curtilage of a listed building.

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

The proposed development is a side extension from side wall facing north. It would be provide workroom/office space that would be accessed via the Living Room. The extension would measure 3.4m in depth from the side wall, 5m from the front to the rear, 2.5m in height, and would be 15sqm in floor area. The rear wall of the proposed side extension would align with the rear wall of the existing house and so it would be significantly setback from the façade of the house. It would comprise a flat roof covered cold applied resin to create rubber that would waterproof the roof, graphite coloured Aluminium French doors on the front elevation to access the north side garden, and graphite coloured Aluminium small windows on the rear elevation. The external walls would be beige self-coloured Rendered insulated board and would be screened from the neighbouring property at no.37C by the existing fence, nor are there any windows proposed on the side wall facing the neighbour that would cause overlooking. There are no windows on the south elevation part of no.37C facing the proposed side extension, and so there would be no loss of light.

The proposed development would not extend higher than the eaves of the main roof nor would it extend beyond the existing fence on the north elevation. It would appear subservient to the existing dwelling and would not detract from its appearance.

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 and depth of the proposed 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 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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.

**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.

