

# Officer's Report

|                           |                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0235</b>                                                                                                                                                    |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                  |
| <b>Location</b>           | 31 Ringwood Avenue, Hornsey, London, N2 9NT                                                                                                                             |
| <b>Proposal</b>           | Single storey rear extension with roof glazing. Replacement of a door with a window to the side elevation, and replacement of existing windows to front, side and loft. |
| <b>Case Officer</b>       | Josh Parker                                                                                                                                                             |
| <b>Valid Date</b>         | 24/01/2023                                                                                                                                                              |
| <b>Applicant</b>          | Mr Goldman                                                                                                                                                              |
| <b>Agent</b>              | Mr Justin Brown                                                                                                                                                         |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **SITE DESCRIPTION**

The site is a plot of approximately 590sqm, the dwelling is a semidetached building joined to 29 Ringwood Ave. The surrounding area is characterised by residential properties of a similar character built from the mid 1890's onwards.

The property is not within the curtilage of a listed building nor is it in a conservation area.

#### **PROPOSAL**

The applicant is proposing a single storey rear extension with roof glazing. Replacement of a door with a window to the side elevation, and replacement of existing windows to front, side and loft.

#### **PLANNING HISTORY**

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

#### **Site description and history**

The subject property at 31 Ringwood Avenue is a 2-storey semidetached dwelling sited on the western end of Ringwood Road. The building is not listed nor is it within a conservation area.

**All historic planning applications have been considered for this application:**

#### **Design**

Is the proposed development in keeping with the existing property (positively responds to the design of the original building)? **Yes**

Would the proposal be harmful to the character and appearance of the surrounding area (fails to respect local distinctiveness)? **No**

Would the proposal generally comply with the design guidance set out in the Haringey Development Management Plan DPD (2017). **Yes**

#### **Design Comments:**

The principle of a rear extension is generally acceptable within the local context and can be seen on multiple addresses on Ringwood Avenue including the attached dwelling to the south. The rear extension is staggered in terms of length, the extension along the southern boundary stretches 3.6m, where the northern part of the extension stretches 1.985m. There is a kink or angled in the middle of the extension to achieve this. The extension is in brick and has a contemporary feel to it with large vertical glazing which transitions into a rooflight along with a couple aluminium windows and doors facing the rear garden. The development is setback approximately 1m from the northern boundary, where the roof begins at a maximum height of

3.529m and slopes down to 2.887m. The extension on the southern boundary where the party wall is shared with 29 Ringwood has a roof that slopes south to a maximum height of 2.887m.

The extension is therefore acceptable as the additional extension will not be visible from public advantage points and would cause no harm to the character or appearance of the host building or wider terrace being consistent with established local pattern.

### **Amenity**

Would the privacy of adjoining properties be adversely affected? **No**

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance? **No**

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours? **No**

Is the proposal of a size and siting that would impact on the outlook for the neighbours? **No**

### **Amenity Comments:**

There have been zero objections however, the extension on the northern side is setback enough that the impacts on the neighbours at 33 Ringwood will be negligible. The extensions effects on neighbours at 29 will be acceptable because of the roof pitch which achieves a maximum height of 2.887m as mentioned earlier. The extension will extend out 1m from their extension and therefore will be subordinate subservient and proportionate. The applicant has demonstrated that the light levels for the neighbour at 29 rear will not have unacceptable impacts. Both neighbouring addresses share tall fences with the subject site which will be retained and therefore, the impact sense of enclosure, privacy and daylight when considering the neighbours is of an acceptable nature.

### **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.

