

Officer's Report

Application Number	HGY/2023/0653
Type	Householder planning permission
Location	25 Lascotts Road, Wood Green, London, N22 8JG
Proposal	PROPOSED SINGLE STOREY REAR EXTENSION
Case Officer	Oskar Gregersen
Valid Date	07/03/2023
Applicant	G KARAJ
Agent	Mr ANDREI MINDRU
RECOMMENDATION	Refuse

REPRESENTATIONS

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

2. REASONS FOR REFUSING PERMISSION

- 2.1 The subject site is a two-storey residential dwellinghouse, set near to the corner of Lascott's Road and Parkhurst Road, in the north of the Borough. The site is not located within a conservation area.
- 2.2 The planning history of the site has been taken into account when coming to this decision.
- 2.3 The proposal seeks the replacement of an existing rear extension and lean-to structure with one of the same depth and similar height, but 1m wider, to provide an additional bedroom in place of the extant conservatory.
- 2.4 At present the layout of the ground floor consists of living and dining rooms at the front of the property, with the kitchen and utility room at the rear, as well as a second WC and a conservatory.
- 2.5 The proposed extension and internal reconfiguration would see two bedrooms introduced at ground floor level, one to the front and one to the very back. The layout of the ground floor would have the dining, kitchen and living room located in the middle of the ground floor, with outlook, light and aspect to the windows serving such spaces significantly compromised by the awkward siting of this extension and the close siting of a garden fence and outrigger to the adjoining property in relation to such glazing.
- 2.6 Such an approach is contrary to policy, specifically policies requiring high quality design, and comfortable and functional accommodation which provides satisfactory living conditions, including in respect of daylight and outlook.

- 2.7 In terms of neighbouring amenity the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The siting of a large side window closer to the boundary compared to the current openings is however not viewed to be neighbourly, although it is accepted the opportunities for significant overlooking would be minimised by a typical boundary fence.
- 2.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reason set out below.

REFUSE PERMISSION for the following reason:

The proposed single storey rear extension by reason of its siting, the position of window openings and resulting internal reconfiguration and layout of the ground floor would provide poor living conditions, with particular regards to outlook, light and aspect; contrary to Policy SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.