

Officer's Report

Application Number	HGY/2023/0752
Type	Householder planning permission
Location	139 Victoria Road, Wood Green, London, N22 7XH
Proposal	Loft extension with a hip to gable roof extension and rear dormer and a Juliet balcony. Replacement of Side Lean-to and WW2 Shelter for the erection of a single story rear and side extensions
Case Officer	Daniel Kwasi
Valid Date	16/03/2023
Applicant	Mrs Jessica Fuller
Agent	Mr Russell Williams

RECOMMENDATION

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey semi-detached dwellinghouse in a residential area. The site slopes downwards from the rear to the front, with steps leading up to the front door. The site faces the entrance to Harcourt Road. The site not located within any conservation area.

The planning history of the site has been taken into account when coming to this decision. There have been similar extensions at the neighbouring properties in the last few years at no.137 (HGY/2020/2317) and no.141 (HGY/2018/2163), both of which have rear single storey extensions and converted their main roofs to gable roofs in order to incorporate a rear dormer.

The height of the wraparound extension would be 3.4m to the top of the parapet and 3.2m to the flat roof. The depth would be 3m along the side adjacent to no.137 and 6.9m on side adjacent to no.141 due to the side extension of the wraparound. The total width of the wraparound extension would be 7.8m. A gap will be retained on both side boundaries – 0.37m on the side with no.137 and between 0.86m and 0.97m on the side adjacent to no.141 due to the brick wall. Access to the rear garden would be via the rear sliding doors on the extension, which would also have new rear windows.

The wraparound extension would replace the existing WW2 shelter, WC, and Side Lean-to, with a renovated dining room and kitchen area, a utility/cloakroom, a new WC, and new side access passage with steps from the existing garage, between the side wall of the wraparound extension and the boundary wall with no.141. A side door would be provided on the on the wraparound extension to access the side passage. The external walls would be vertical larch timber cladding, which provide a modern appearance.

The drawings were amended to show the removal the full height side windows facing no.137 Victoria Road, and replacing it with a cavity wall to prevent overlooking. The ridge of the

proposed hip-to-gable would be at the same height of the existing hipped roof. The side window on the gable would obscure glazed and non-opening. The rear dormer would be set below the ridge, above the eaves, and within the width of the flank walls.

The proposed rear dormer would accommodate a new bedroom and en-suite. The Juliet balcony on the rear dormer would comprise sliding doors with a 1m high new glass balustrade, and the en-suite rear window would match the rear first floor rear elevation bathroom window. The proposed main roof materials would be plain clay tiles to match the existing, and the rear dormer would be Standing Seam Zinc Cladding, which would provide a modern appearance to the main roof.

The existing manhole would be moved into the new patio area outside the wraparound extension.

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 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 in general is in 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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.
- **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.