

Officer's Report

Application Number	HGY/2023/0359
Type	Householder planning permission
Location	4 Ravenstone Road, Wood Green, London, N8 0JT
Proposal	Demolition of existing single storey ground floor extension and the erection of a new single storey side and rear extension.
Case Officer	Josh Parker
Valid Date	06/02/2023
Applicant	Mr Mackenzie
Agent	Lynda Wyer

1. Proposal

The application is for demolition of the existing single storey ground floor extension and construction of a new single storey side and rear extension. The extension will be full width to create more area for the kitchen and dining area by stretching 3m (approximately) from the original rear wall and 3m (approximately) in height.

2. Site description and history

The subject property at 4 Ravenstone Road is a two- storey mid-terraced dwelling sited on the eastern end of 4 Ravenstone Road. The building is not located in a conservation area.

All existing planning applications have been considered for this application:

HGY/2023/0359 - Loft conversion, rear dormer & outrigger extension. APPROVED

3. Design

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form,

setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The principle of a single storey wrap around extension is acceptable within the local context and can be seen on the southern side of Ravenstone Road. Examples of similar developments can be seen through the same terrace at 16 Ravenstone Road and beyond.

The proposed extension is considered subservient/subordinate and is therefore acceptable as the extension would cause no harm to the character or appearance of the host building or wider terrace being consistent with established local pattern.

4. Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The proposed extension will have a flat pitched roof and matches the height of the extension at the adjoining property at 2 Ravenstone Road. The extension proposed is approximately 3m in height, similar to the height of the existing tall fence and therefore, will not be overbearing when considering the property at 6 Ravenstone Road. The proposed extension would not result in any adverse amenity effects to the neighbouring property due being 2.4m in height along the shared boundary.

All construction will generate noise that will be temporary in nature and will be within the permitted working hours. The impact on noise, sense of enclosure, privacy and daylight when considering the neighbours is of an acceptable nature.

5. Conclusion

The proposal is considered acceptable in respect of amenity and design consideration. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. RECOMMENDATION

Grant permission subject to condition(s):

RECOMMENDATION

Approve with Conditions

Conditions:

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| 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. |
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	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.
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| 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. |
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	Reason: For the avoidance of doubt and in the interests of proper planning.
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| 3 | The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building. |
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	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 Harin ge y Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
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Informatives:

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| • | 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: 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.