

Officer's Report

Application Number	HGY/2023/0650
Type	Householder planning permission
Location	13-15 Harcourt Road, London N22 7XW
Proposal	Joint application for Nos 13 & 15 to erect single storey rear extensions with associated internal alterations to both properties
Case Officer	Laina Levassor
Valid Date	06/03/2023
Applicant	Mr Daniel and Mathias Stevens and Koenig-Archibugi
Agent	Mr Daniel Cieslak

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

HGY/2014/2750 Approve with Conditions - 20 November 2014
Reconversion of two flats back into original state of single family dwelling

HGY/2004/2359
Approve with Conditions - 4 January 2005
Insertion of rooflights to create loft conversion.

HGY/2014/3191
Refuse - 22 October 2015
Internal remodelling at ground and first floor and erection of single storey extension to rear of property.

HGY/2018/1180
Permitted Development - 2 May 2018
Certificate of lawfulness for the formation of a rear dormer and a roof extension including the insertion of 3 front rooflights (Proposed).

SITE DESCRIPTION

The application addresses are two adjoining dwellings within a terrace located on the western side of Harcourt Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

PROPOSED DEVELOPMENT

This application proposes the erection of single storey rear extensions to both properties. The proposed extensions would be sited between the side elevations of the original outriggers, adjoining at the shared boundary. The extensions to both properties measure the same depth however due to differing ground levels between the host sites, the extension at No. 13 would appear higher than that of No.15.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. 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.

Where both extensions are of matching depth, it is considered the possible harm were such an extension to be constructed solitarily is mitigated by being constructed at both properties. Therefore, the height, depth and placement 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.

Giving consideration to this, it will be conditioned as part of this approval that both extensions are constructed in conjunction with each other to protect amenity were one of the application sites to build the extension and the other not.

The proposed development is in general 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.

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 approved shall be implemented, built and completed at the same time in respect of both properties No's: 13-15 Harcourt Road, N22 7XW unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of preserving neighbouring amenity.

- 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.

- 4 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: 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.