

Officer's Report

Application Number	HGY/2023/0585
Type	Householder planning permission
Location	17 Warberry Road, Wood Green, London, N22 7TQ
Proposal	Single storey rear extension
Case Officer	Oskar Gregersen
Valid Date	27/04/2023
Applicant	Mr Charles Rice
Agent	Mrs Alexandra Castro

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid-terrace residential dwellinghouse, in the north of the Borough a short walk from Wood Green Station. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the erection of a 5.2m deep, 2.8m tall rear extension to increase the size of the liveable space for the residents of 17 Warberry Road. The proposal would be finished in similar materials to the existing.

2.4 The proposed rear extension would create a 1.45m deep wall along the boundary with No. 19 Warberry Road, and a 5.2m deep wall along the boundary with No. 15 Warberry Road. The wall along the boundary with No. 15 would appear 1m above existing fence for the entire depth of the extension.

2.5 No. 15 Warberry Road does benefit from a large window on the northern flank of its outrigger, and therefore the wall created by the proposed extension could potentially shadow this window. However, Officers deem that due to the north facing nature of this window this effect will be less than substantial and would not constitute negative impact on neighbouring amenity.

2.6 Officers note that the proposed extension would not cover a significant portion of the rear garden, therefore helping to make the extension appear subordinate to the host dwellinghouse.

2.7 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.

2.8 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.

2.9 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.10 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.

Informatives:

- **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: 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.