

Officer's Report

Application Number	HGY/2023/0362
Type	Householder planning permission
Location	7 Grainger Road, Wood Green, London, N22 5LT
Proposal	Single storey side extension.
Case Officer	Sabelle Adjagboni
Valid Date	31/03/2023
Applicant	Ms Hannah Brain
Agent	Mr Dominic Dear

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for erection of a single storey side extension.

Site and Surroundings

The application site is a two-storey terraced house located on the centre of Grainger Road. It is not in a conservation area nor is it a listed building.

Side and rear extensions can be seen on many houses on the street including at No. 5, the immediate neighbours of the site where a wraparound extension can be seen.

Relevant Planning and Enforcement History

There is no recent planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of 10 letters. One response in support of the application was received by the neighbours at No. 9 Grainger Road.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed side extension fully infills the side of the house by approximately 1.3m and extends over a depth of about 4.7m to meet the building where its rear elevation currently ends creating a linear and uniform rear elevation.

On the boundary with the neighbours, a solid 2m white render wall is proposed to match the existing. At its highest point the extension is 2.55m high and features a pitched roof which slopes down to a height of 2m where it meets the solid wall on the boundary. The roof and rear wall proposed are fully glazed allowing a good amount of daylight into the living space inside the house. The fully glazed wall at the rear is about 1m wide and will be non-opening. Given the modest scale of the proposal, this is considered acceptable.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on neighbouring 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

The proposal creates no changes to the scale and design of the property on the boundary with the neighbours at No. 5. Therefore, no new impact is created on this side.

On the boundary with No. 9, the proposed extension is at a height of 2m, approximately 0.4m over the existing boundary. Therefore, the impact on the daylight or sense of enclosure resulting from the proposal is considered to be negligible.

As such, in terms of impact on amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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: 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.
- 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.