

Officer's Report

Application Number	HGY/2023/0905
Type	Householder planning permission
Location	136 Victoria Road, Wood Green, London, N22 7XQ
Proposal	Proposed erection of a rear side infill, ground floor and basement floor level extension and associated internal alterations.
Case Officer	Daniel Kwasi
Valid Date	30/03/2023
Applicant	Mr Jonathan Screeney
Agent	Mr Steven Gray

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site contains a two-storey mid-terrace property on the northern side of Victoria Road, near to the junction with Harcourt Road. The site has an existing rear extension at basement level with a terrace above. This extension is used as a study. There are outdoor stairs that go down to rear garden from the kitchen. This is because the ground levels slope significantly from south to north, which can be observed from Harcourt Road. The basement floor level can be accessed via the rear garden due to the significant drop in ground floor levels, and therefore the rear garden is basement level. The site is not located within a conservation area, nor is it within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision. There are similar examples at no.122 (HGY/2022/1835), no.124 (HGY/2012/1078), and no.126 (HGY/2003/0613). There are more examples along this row of houses between nos.122 to 134, but it appears that some may not have planning permission.

The proposed extension is located at the rear of the property. It comprises a two-storey extension covering the ground floor and basement floor levels. It incorporates part of the existing rear extension, whereby the existing cavity wall on the west elevation would be knocked through to create a new cavity wall that aligns with the flank wall, to create more room in the new extension. The new cavity wall will continue upwards to the ground floor level and would be built to the side and rear elevations.

At basement floor level, the extension would be approximately 3.1m in depth (same depth as the existing rear extension) and 5.5m in width (including 3.9m of the existing rear extension). At ground floor level, the depth would be same as the basement floor level, and approximately 3.2m in width.

The external materials would be painted render. Bi-folding doors would open up to the rear garden at basement level. A full height feature window is proposed in front of new stairwell. A mono-pitched roof would be built above the extension, whereby the material of the roof over the terrace part would be patent glazing. The height of the extension would go beyond the height of the ground floor.

At basement level, the internal alterations would include converting the store room into an office and bathroom and converting the study into a sitting area with the new side infill providing space for the stairwell. At ground floor level, the interior wall separating the kitchen and dining rooms would be removed to create one large kitchen and dining area, and using the rear side infill for the stairwell and part of the new dining area.

The proposed development has been carefully designed by incorporating existing features and characteristics with the proposed features. Overall, 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 is in general accordance with Policies DM1, DM12, and DM18 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.

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: 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.
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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.