

Officer's Report

Application Number	HGY/2022/4266
Type	Householder planning permission
Location	18 Churston Gardens, Wood Green, London, N11 2NL
Proposal	Erection of rear side infill extension and remodelling of conservatory to create a rear extension with a new cavity wall and two rooflights.
Case Officer	Daniel Kwasi
Valid Date	29/11/2022
Applicant	Mr Admir Soko
Agent	mr Mentor Idrizi

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation were received in response to notification and publicity of the application.

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

- Patio may cause overlooking into garden

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey dwellinghouse on the northeast side of Churston Gardens, with an existing rear dormer, a conservatory, and an outbuilding at the end of the garden. The site slopes downward significantly from the front to the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character.

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

The proposed development is for the replacement of the rear conservatory with a single storey rear extension on a similar footprint, and a single storey side infill extension between the proposed rear extension and the boundary with no.16. The side wall of the single storey rear extension would be rebuilt with a cavity style, and the roof would include two rooflights. Access to the rear garden from the rear extension would be via the French doors, and via a single door from the infill extension. The single storey side infill extension would be of a lesser depth than the rear extension. Revised drawings were received on 7th June 2023 to show the alterations that have been made to the proposed patio levels and boundary treatment that would mitigate any issues of overlooking and loss of privacy.

The proposed extensions would also comprise internal alterations that provide a Living Area, Dining/Kitchen Area, new Utility Room with a new WC inset. Timber partitions with Sound Insulation and resilient bars would be provided to create the wall separating the Utility Room with inset WC from the new Living Area. The proposed development would improve the living space for the occupants without impacting the appearance of the building and the surrounding area. Being at the rear, the proposed development would not appear incongruous on the street scene. 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 revised drawings show that the patio in front of the proposed infill would be lower than the patio fronting the main rear extension by 0.58m. In addition, the existing soft landscaping on along the boundary to provide privacy for both the applicant and the neighbour. These measures have been put in place to mitigate any impact of overlooking and privacy. The patio fronting the infill extension would also be levelled to ensure safety for the occupants during all seasons of the year. One step would be provided from the proposed main rear extension door to allow the occupants to step safely onto the revised patio level. Trellis fencing would be provided along the boundary with no.20 to mitigate overlooking. The patio would have a depth of 1.2m before ascending down the next flight of steps into the garden. The height and depth of the rear extensions 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 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.

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: 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.

- **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.