

Officer's Report

Application Number	HGY/2023/0723
Type	Householder planning permission
Location	56 Uplands Road, Hornsey, London, N8 9NJ
Proposal	Replacement of single storey rear extension and shed with a full width rear extension.
Case Officer	Mercy Oruwari
Valid Date	14/03/2023
Applicant	Ms Neema Shah Neema Shah
Agent	Ms Melissa White

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey mid-terrace property that backs onto the Cranford Way industrial estate. The existing single storey flat roofed rear extension sits on the boundary of No 58 behind a small timber shed. The rear area can be accessed from both the dining room and the kitchen located in the existing extension. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 There is no relevant planning history for this site to be taken into account when coming to this decision:

2.3 Permission is sought for the replacement of the existing rear extension and shed with a structure with 3 different elements that when combined would span the full width of the property. The part of the extension replacing the previous rear projection will pitch down to the boundary of No 58. The area where the existing shed is located would be kept open, apart from a small flower/plant bed. The other 2 parts of the extension adjoined to the full width single storey structure of No 54 will be stepped town in 2 levels. The lower level will open up to a new terraced area with a set of new wide steps that lead to the garden.

2.4 The proposal is considered proportionate and subordinate to the host building. There is no particular uniformity at the rear of the properties on this side of the road and there would be no significant impact on the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.5 The proposed extension would pitch down on the boundary of No 58 to approximately the same height as the existing structure no new impacts would be introduced. In addition, as the shed would be removed, and the area would be kept open there will be less impact for this neighbour. The side of the extension adjoined to No 54 would be slightly deeper than the neighbours extension but it steps down to be approximately the same height. The proposed extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance for either

side. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.6 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.

2.7 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 unless otherwise stated within the approved plans.

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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.