

Officer's Report

Application Number	HGY/2023/1094
Type	Householder planning permission
Location	Ground Floor Flat, 11 Dunbar Road, Wood Green, London, N22 5BG
Proposal	Replacement of existing rear/side extension for the erection of a single storey rear extension with rear sliding doors, a flat roof with a parapet wall, and a courtyard/lightwell.
Case Officer	Daniel Kwasi
Valid Date	21/04/2023
Applicant	Mr Sean Kennedy
Agent	Mrs Alexandra Castro

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 is a ground floor flat in a subdivided mid-terrace residential building on the west side of Dunbar Road. It has a low boundary wall shared with no.13. It benefits from a reasonable depth of garden land. It is close to the Perth Road end of the road where there is a one-way entrance to the road. 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 whereby the majority of houses are terraces with bay windows on the ground and first floor levels, with some that have pinnacles above. It is within a 10 minute walk to Wood Green Underground Station via Lordship Lane.

The planning history of the site has been taken into account when coming to this decision. There are examples of the rear extensions on Dunbar Road that are generally full width in character with varying depths, some of which have a flat roof and parapet wall.

The proposed rear extension extend an extra 2m off the rear wall of the existing extension, so the depth would be 6m in total, and would be full width. The existing kitchen space would be converted into second bedroom, which would be the additional bedroom, and exceeds the minimum floor area for a one bedspace single bedroom. The existing living area would be converted into a bathroom and an ensuite for the existing bedroom 1.

The proposed extension would create a open plan area for the new kitchen/dining/living area as well as space for a new courtyard with sliding doors to enter and egress. The new bedroom would have a window that provides outlook into the new courtyard that would be located between the bedroom and new kitchen area. The new courtyard would exceed the minimum standard for depth. Access to the rear garden would be via the proposed triple glazed bi-folding doors, which would also allow natural light into the living room. No side windows are proposed.

The depth of the proposed extension would appear to be the longest along this row of houses on Dunbar Road but would still maintain a subservient appearance to the host dwelling, and also retains a reasonable amount of space in the rear garden. The proposed materials would be of high quality

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complementary material in relation to the host building surround context. 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 depth would not harm the host building or the appearance or street scene because it is at the rear of the building. Along each boundary, the proposed extension would 3.1m in height up to the top of the proposed parapet. It would be 2m is longer than the neighbouring extension at no.13 but would not impede on the daylight and sunlight that the neighbouring properties receive.

The height and depth of the rear 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 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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.