

Officer's Report

Application Number	HGY/2023/1057
Type	Full planning permission
Location	124 Farrant Avenue, Wood Green, London, N22 6PE
Proposal	Erection of single storey rear extension, front porch, outbuilding in the rear garden, and insertion of 2no. rooflights on main roof (1no. front and 1no. rear).
Case Officer	Daniel Kwasi
Valid Date	17/04/2023
Applicant	MR MEHMET KANIDAGLI
Agent	Mrs NURHAN ERK

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

2 representations were received in response to notification and publicity of the application.

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

- Already started construction

REASONS FOR GRANTING PERMISSION

The subject site is a mid-terrace two storey residential dwellinghouse on the south side of Farrant Avenue, between Darwin Road to the east and Salisbury Road to the west. The site is located within the Noel Park 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.

Design and Impact on conservation Area

The proposed development is for the erection of single storey rear extension, a front porch, outbuilding at the rear garden, and insertion of 2no. rooflights on main roof (1no. front and 1no. rear).

The proposed single storey rear extension would be 3m in depth, 3m in height and 2.85m to the height of the proposed flat roof. The proposed extension provide space for the new kitchen and would give access to the rear garden.

The revised drawings show that the proposed outbuilding in the rear garden would be full width, 2.95m in height on the front elevation, 3m on the rear elevation, and would be 3.5m in depth. It would feature a front sloping mono-pitched roof. It would have 2no. front facing windows and front facing entrance door to access and egress the outbuilding. The external materials would be brick to match the existing building and the roof would be green sedum.

The proposed front porch would be 0.9m in depth, 2.5m in width, with a mono-pitched front sloping roof. It would comprise a front entrance door with 2no. windows, one on each side measuring 45cm in width.

The overall 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 proposed building the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Impact on Neighbouring Amenity

The proposed rear extension would feature a rear facing window for the new kitchen area and rear facing French doors to access the rear garden. There would be no side facing windows and the 2no. rooflights would not lead to overlooking.

The proposed rear outbuilding would feature front facing windows and doors that look towards the main house. The height of the building would not go beyond ground floor level and would be slightly lower in height than the proposed rear extension. The height and depth of the extension would not result in a material loss of sunlight or daylight. The revised drawings show a reduction in the depth of the outbuilding so that the overall massing and size does not impact on the surrounding properties by having 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.