

Officer's Report

Application Number	HGY/2023/1065
Type	Householder planning permission
Location	6 Talbot Road, Wood Green, London, N22 7UA
Proposal	Construction of new side infill extension and oriel window.
Case Officer	Eunice Huang
Valid Date	18/04/2023
Applicant	K Davies MacMillan
Agent	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No consultation responses were received.

1.2 The application has been publicised by way of press advert, site notice and letters. No representations were received.

2. REASONS FOR GRANTING PERMISSION

2.1 This application seeks consent for the construction of a new side infill extension and oriel window on the rear elevation.

2.2 The application site is a two storey end of terrace dwelling. The site is located within Vallance Road Conservation Area. It is not a listed building.

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

2.4 The proposed side infill extension would be subordinate and proportionate to the original building. The extension would be constructed to match the existing rear alignment of the dwelling. It is proposed with a lean-to roof that falls towards the side boundary, minimising its visual impact. The extension has a maximum height of approximately 4.5m, falling to a height of 3.2m at the side boundary.

2.5 The proposed extension would not be overbearing when viewed from neighbouring properties. The south-adjointing dwelling at No. 4 has an existing side extension constructed to the common boundary, of a similar rear scale and alignment. Thus, the proposed bulk, scale and siting would not have a material bulk, daylight/sunlight or privacy impact on the adjoining property. Nor will the new oriel window, located on the rear elevation of the ground floor, have a material privacy impact.

2.6 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 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.

RECOMMENDATION

Approve with 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: 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.