

Officer's Report

Application Number	HGY/2023/1360
Type	Householder planning permission
Location	25 Lascotts Road, Wood Green, London, N22 8JG
Proposal	Proposed single storey rear/side extension.
Case Officer	Oskar Gregersen
Valid Date	22/05/2023
Applicant	G KARAJ
Agent	Mr ANDREI MINDRU

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 residential dwellinghouse, set near to the corner of Lascott's Road and Parkhurst Road, in the north of the Borough. The site is not located within any conservation area.

2.2 The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2023/0653 | Proposed single-storey rear extension - Refuse

2.3 Permission is sought for the replacement of an existing rear extension and lean-to structure with one of the same depth and similar height, but 1m wider. This would infill the rear garden by an additional 10.3m leaving 1.3m from the extension and the boundary with the neighbouring No. 23 Lascott's Road. The proposed extension would have an eaves/maximum height of 3m.

2.4 Officers note that there is an extension in place at No.27 Lascott's Road, up to which the proposed would abut. It is deemed that the scale of the proposed extension would not be impactful on neighbouring amenity, as it would not cause any issues of overshadowing or overlooking.

2.5 In terms of scale, the proposal is similar to that of the refused application HGY/2023/0653, but with the issues in terms of internal layout having been addressed. The current proposal would have a more acceptable internal layout whilst providing larger and more functional space to the rear of the site.

2.6 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.

2.7 The height and depth of the 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.

2.8 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

2.9 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: 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: 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: 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.