

Officer's Report

Application Number	HGY/2022/3581
Type	Householder planning permission
Location	39, Waldeck Road, London, N15 3EL
Proposal	Single storey rear and side infill extension
Case Officer	Neil McClellan
Valid Date	18/10/2022
Applicant	Mr Albert Durici
Agent	ARCHPL LTD

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The erection of a single storey rear and side infill extension.

The application has been amended since its original submission replacing the flat roof with a mainly pitched roof in order to reduce the extension's height along the boundary with the adjoining property at 41 Waldeck Road.

Site Description

The application property is a mid-terraced 2-storey dwelling house.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2022/3582 - Certificate of lawfulness granted for the erection of a dormer extension to the main rear roof slope.

REPRESENTATIONS

One representation has been received objecting to the proposal on the following grounds:

- The proposed extension would result in a very long wall along the side of their property, resulting in a loss of light, an increased sense of enclosure and a loss of privacy, impacting on the neighbouring occupier's enjoyment of their garden.
- The proposed extension would have a negative impact on the aesthetic of the neighbourhood.
- It would also have a detrimental effect on the environment and local ecosystem.

These matters are dealt with in the report below.

- Also concerned about the extension's impact on the party wall and any sewage or other pipes that run under/between the properties.

These issues are dealt with under the Part Wall Act and the Building Regulations. A standard informative will be attached to any decision granting planning permission for the proposed development advising the applicant of their responsibilities under the Party Wall Act.

CONSIDERATIONS

Design & Appearance

A single storey rear extension is proposed, infilling all the space between the property's outrigger and the side boundary with 41 Waldeck Road, and then extending another 3 metres beyond. and wrapping around the end of the outrigger. The proposal has been emended setting it down along the boundary with 41 Waldeck Road. The proposed extension is considered proportionate and subordinate to the host building and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Neighbouring Amenity

The application has been amended reducing the height of the infill extension along the boundary with no.59 to 2.3 metres to its eaves in order to avoid appearing unduly overbearing when viewed from this property. It is noted that there are ground floor windows in the flank wall of the neighbour's outrigger that would directly face the flank wall of the proposed infill extension. However, the outlook from these windows and the amount of light they receive is already reduced by the existing two storey outrigger they face towards. The proposed extension would therefore not result in a material loss of sunlight, daylight, or outlook, have an overbearing appearance or result in a material loss of privacy to neighbouring properties. This element of the proposal the proposal is therefore 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.

- 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: 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.
- **INFORMATIVE: Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.