

Officer's Report

Application Number	HGY/2023/0889
Type	Householder planning permission
Location	25 Ravenstone Road, Wood Green, London, N8 0JT
Proposal	Single storey rear extension.
Case Officer	Sabelle Adjagboni
Valid Date	29/03/2023
Applicant	Mrs Elaine Down
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a 3m rear extension.

Site and Surroundings

The application site is a two-storey terraced house located on the western end of Ravenstone Road near its intersection with Hornsey Park Road. It is not in a conservation area nor is it a listed building.

Most of the houses like the site on Ravenstone Road have a rear extension including No. 23, the direct neighbour of the application site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2023/0765 | Certificate of Lawfulness for the proposed erection of a rear dormer extension. | Permitted Development

HGY/2023/0248 | Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.92m. | Refuse.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal has a depth of 3m and a height of 3m. It wraps around the side about 1m so that the depth on the eastern boundary is about 4m, however, it is set back approximately 1m from the boundary. Noting this and given the modest scale of the new proposal it is considered to be subordinate to the host dwelling and in keeping with the pattern of development of the area. Additionally, the proposed materials will match the existing where applicable. The proposal also incorporates some rooflights which are acceptable and will not be overly dominant.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

On the western boundary with No. 27, the proposal meets the requirement that could be carried under permitted development, therefore, given the potential permitted development fall-back, there is no objection to the scale. Further, it is considered that the proposal would have an acceptable impact on the daylight and sense of enclosure of the neighbours.

On the eastern boundary with No. 23, the proposal is set back 1m thus reducing the impact on their daylight and sense of enclosure.

As such, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0889

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.

- 3 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: 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.