



Officer Report

Application Number:	HGY/2023/1274
Application Type:	Householder planning permission
Address:	155A Hornsey Park Road, Wood Green, London, N8 0JX
Proposal:	Creation of front porch.
Case Officer:	Mercy Oruwari
Valid Date:	12/05/2023
Applicant:	Mrs Selvi Abou Jaoude
Agent:	Mr Theodoros Primerakis

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours:

- Concerns were raised in regards to the depth of the porch and the potential loss of light.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey end of terrace property with a single storey bay window. A lean-to canopy covers the bay window and the front door. No 155A is identical to No 159, both of which are smaller in size and are of a different design and style to the other houses on this side of the road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal is for a small front porch at the entrance of the property. The proposed porch as submitted protruded beyond the bay window by 0.4 metres with a slight wraparound. The porch as submitted was not considered as acceptable. It would have appeared bulky and unbalanced and would have resulted in emphasizing an imbalance with the mirroring property at No 159. The size of the porch was revised by slightly reducing the depth and width of the structure. This results in the porch appearing more discreet and modest by being tucked neatly into the corner. Given the reduced size of the porch, this is considered to be proportional and subordinate to the host building. Therefore, the scheme does not significantly undermine the existing uniformity of the host building with No 159.

2.4 The proposal is of a modest scale and set back enough from the boundary to not have any notable impact on the access to sunlight or daylight for any neighbouring windows. The proposal is acceptable in amenity terms.

2.5 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.

2.6 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 unless otherwise stated within the approved plans.

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: 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: 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.