

Officer Report

Application Number:	HGY/2023/1698
Application Type:	Householder planning permission
Address:	10 Hampshire Road, Wood Green, London, N22 8LR
Proposal:	Demolition of the existing 1no. rear infill extension. Erection of 1no. flat roof rear infill extension with 1no. rooflight. Replacement of the rear extension pitched roof with a flat roof and parapet walls.
Case Officer:	Daniel Kwasi
Valid Date:	27/06/2023
Applicant:	Amy Loveng
Agent:	Mr Nigel Lawrence

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid-terrace dwellinghouse with a bay window at ground floor level, on the west side of Hampshire Road. It has an outrigger at the rear with mono-pitched side sloping roof that that is paired with no.8 Hampshire Road is bordered by Myddleton Road to the north and Sidney Road to the south. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The surrounding area is predominantly residential in character whereby most of the residential buildings are terraces that are either dwellinghouses or converted flats. Bowes Park train station is to the northwest of the site via Myddleton Road.

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

OLD/1989/1166 REF 17/5/1989 9/2/89 Enlargement of existing ground floor rear additional and erection of conservatory at rear.

The proposed development is for the demolition of the existing rear infill extension to be replaced by the erection of flat roof infill extension with 1no. rooflight, and the replacement of the rear extension pitched roof with a flat roof and parapet walls. The height of the rear extension would be 2.8m up to the flat roof and 2.9m up to the top of the parapet. The proposed external walls would

match the existing dwellinghouse and the proposed flat roof above both rear extension and proposed infill extension would be 3 layers Felt finish.

The internal alterations following the proposed extensions would improve the living the conditions of the current and future occupants. The existing ground floor bathroom would be replaced in the infill. Improved access to the rear garden would be via the proposed bifolding from the rear extension from the kitchen.

The proposed development would not alter the depth and width of the existing rear extension. The depth of the proposed infill extension would be up to the rear wall of the existing outrigger. The development is considered to be subservient to the main dwelling, and would not undermine existing uniformity of the terrace.

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.

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.

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.

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: 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.

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.