

Officer Report

Application Number:	HGY/2023/1826
Application Type:	Prior approval Part 1 Class A.1(ea): Larger home extension
Address:	6 Berners Road, Wood Green, London, N22 5NE
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.98m and for which the height of the eaves would be 2.66m
Case Officer:	Laina Levassor
Valid Date:	11/07/2023
Applicant:	MR JINHUANG ZHENG
Agent:	MR Youmni Shiekha

RECOMMENDATION

Not Required

CONSULTATION

As required under the Town and Country Planning (General Permitted Development) Order (2015), Schedule 2, Part 1, Section A.4(5), all adjoining neighbours must be notified of the application for Prior Approval. The following adjoining properties were consulted:

6 Berners Road, Wood Green, London, Haringey, N22 5NE
4 Berners Road, Wood Green, London, N22 5NE
8 Berners Road, Wood Green, London, N22 5NE
2 Gathorne Road London N22 5ND
Flat 1 2 Gathorne Road London N22 5ND
Flat 2 2 Gathorne Road London N22 5ND
Flat 3 2 Gathorne Road London N22 5ND
Flat 4 2 Gathorne Road London N22 5ND
Flat 5 2 Gathorne Road London N22 5ND
Flat 6 2 Gathorne Road London N22 5ND
Flat 7 2 Gathorne Road London N22 5ND
Flat 7, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat 6, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat 1, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat 3, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat 5, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat A, 8 Berners Road, Wood Green, London, N22 5NE
2 Gathorne Road, Wood Green, London, N22 5ND
Flat 4, 2 Gathorne Road, Wood Green, London, N22 5ND
Flat 2, 2 Gathorne Road, Wood Green, London, N22 5ND

Flat B, 8 Berners Road, Wood Green, London, N22 5NE
4 Berners Road, Wood Green, London, N22 5NE
Ground Floor Flat A, 12 Berners Road, Wood Green, London, N22 5NE
Flat A, 9 Berners Road, Wood Green, London, N22 5NE
First Floor Flat B, 12 Berners Road, Wood Green, London, N22 5NE
Flat B, 4 Berners Road, Wood Green, London, N22 5NE
First Floor Flat 2, 17 Berners Road, Wood Green, London, N22 5NE
First Floor Flat B, 27 Berners Road, Wood Green, London, N22 5NE
Flat A, 10 Berners Road, Wood Green, London, N22 5NE
Top Floor Flat, 11 Berners Road, Wood Green, London, N22 5NE
First Floor Flat, 10 Berners Road, Wood Green, London, N22 5NE
9 Berners Road, Wood Green, London, N22 5NE
18 Berners Road, Wood Green, London, N22 5NE
11 Berners Road, Wood Green, London, N22 5NE
First Floor Flat, 11 Berners Road, Wood Green, London, N22 5NE
Ground Floor Flat A, 27 Berners Road, Wood Green, London, N22 5NE
Flat B, 9 Berners Road, Wood Green, London, N22 5NE
Ground Floor Flat 1, 17 Berners Road, Wood Green, London, N22 5NE
Ground Floor Flat, 11 Berners Road, Wood Green, London, N22 5NE
Flat A, 4 Berners Road, Wood Green, London, N22 5NE
Ground Floor Flat 1, 18 Berners Road, Wood Green, London, N22 5NE
Flat C, 8 Berners Road, Wood Green, London, N22 5NE
First Floor Flat 2, 18 Berners Road, Wood Green, London, N22 5NE
10 Berners Road, Wood Green, London, N22 5NE
14 Berners Road, Wood Green, London, N22 5NE
17 Berners Road, Wood Green, London, N22 5NE
27 Berners Road, Wood Green, London, N22 5NE
8 Berners Road, Wood Green, London, N22 5NE
12 Berners Road, Wood Green, London, N22 5NE

CONSULTATION RESPONSES

Prior Approval is required following objection from the following adjoining premises:

None received

RELEVANT PLANNING LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 15th April 2015 (SI no. 596), consolidating earlier legislation. Schedule 2, part 1 (Class A) of the Order allows householders to be able to build larger single-storey rear extensions under permitted development.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The key issue here is whether the development is permitted development (in accordance with Class A, Part 1 of schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the Prior Approval of the Local Planning Authority will be required as to the impact of the proposed extension on residential amenity.

PRIOR NOTIFICATION SUBMISSION REQUIREMENTS

Whether the following information has been provided to the Local Planning Authority:

A written description of the proposed development

YES

How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse

YES

The maximum height of the enlarged part of the dwellinghouse

YES

The height of the eaves of the enlarged part of the dwellinghouse

YES

A plan indicating the site and showing the proposed development

YES

The addresses of any adjoining premises (including those to the rear)

YES

The developer's contact address

YES

The developer's email address if the developer is content to receive communications electronically.

YES

Whether permitted development

If any of the following statements apply, then the proposal is not permitted development:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use):

NO

(b) The works result in more than 50% of the curtilage being covered by buildings:

NO

(c) The height of the extension is higher than the highest part of the roof of the existing dwellinghouse:

NO

(d) The height of the eaves of the extension is higher than the height of the eaves of the existing dwellinghouse:

NO

(e) The extension would extend beyond a wall which

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse:

NO

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—(i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii)exceed 4 metres in height;

N/A

(g) the extension is on article 2(3) land (conservation area) or SSSI, or
NO

(g) (i) the extension is single-storey and extends beyond the rear wall of the original dwellinghouse by more than 8 metres in case of a detached dwelling house, or 6m in case of any other dwelling house:
NO

(g) (ii) the extension exceeds 4 metres in height:
NO

(h) the enlarged part of the dwellinghouse is two storey (prior approval is only applicable to single-storey rear extensions):
NO

(i) the height of the eaves of the extension is higher than 3 Metres (only applicable for extensions within 2 metres from the boundary of the curtilage of the dwellinghouse)
NO

(j) the extension is to the side (prior approval is only applicable to single-storey rear extensions)
NO

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out (e) to (j)
NO

(k) it would consist of or include the construction or provision of a veranda, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse. (prior approval is only applicable to single-storey rear extensions)
NO

Conditions A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

An informative will be included on the decision notice reminding that the materials used must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Condition A, 4 paragraph (3) of Class A states that the LPA may refuse an application where in the opinion of the authority – (a) the proposed development does not comply with or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations

or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Sufficient information has been provided to enable the LPA to determine that the proposal complies with the provision outlined above.

IMPACT ON NEIGHBOURING AMENITY

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

No response to the notification has been received and consequently the Local Planning Authority concludes that prior approval is not required.

RECOMMENDATION

The determination of this applications for prior approval is carried out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.

INFORMATIVE: Prior Approval - Large householder extension.

The proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, is of a class which is described as permitted development and therefore planning permission is not required subject to the following conditions:

(a) the materials used in the exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a));

(b) the development shall be carried out in accordance with the information submitted to the local planning authority unless the local planning authority and the developer agree otherwise in writing (A.4 (11)(b)).

The applicant is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether or not the proposed development would comply with any of the other limitations or conditions of the Town and Country Planning (General Permitted Development) Order 2015. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate to the London Borough of Haringey.

Informatives:

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.

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.

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The proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, is of a class which is described as permitted development and therefore planning permission is not required subject to the following conditions:

(a) the materials used in the exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a));

(b) the development shall be carried out in accordance with the information submitted to the local planning authority unless the local planning authority and the developer agree otherwise in writing (A.4 (11)(b)).

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