

Officer Report

Application Number:	HGY/2023/1320
Application Type:	Householder planning permission
Address:	80 Victoria Road, Wood Green, London, N22 7XF
Proposal:	single storey rear extension following demolition of existing conservatory
Case Officer:	Sabelle Adjagboni
Valid Date:	18/05/2023
Applicant:	Fredman
Agent:	Mr Paul Chrysaphiades

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representation was received in response to notification and publicity of the application.

1.2 No issues were raised by neighbours, local groups, and Councillors.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is residential dwelling. 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 considered when coming to this decision.

2.3 The application is to erect a single storey rear extension following the demolition of an existing conservatory. The new extension will be of the same depth and width as the existing conservatory. The main difference in the external design is the change of the pitched roof to a flat roof of a height of 2.5m. The other notable change is on the proposed fenestration which features a glazed single bay door on the new side extension and a double sliding bay door on the rear elevation. The proposal including the new bay doors give the rear elevation a cleaner appearance and allow better daylight into the property.

2.4 Given that the proposal is only one story, and largely maintains the existing scale of the conservatory, there will be no detrimental impact on the neighbours' daylight and sense of enclosure. Additionally, the proposed materials will match the existing where applicable.

2.5 Hence, the proposed rear extension will be in keeping with the character of the area.

2.6 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.

2.7 All other relevant policies and considerations, including equalities, have been considered. 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: 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.