



Officer Report

Application Number:	HGY/2023/1818
Application Type:	Householder planning permission
Address:	7 Meads Road, Wood Green, London, N22 6RN
Proposal:	Ground Floor Side- Return Extension to replace the existing one
Case Officer:	Sabelle Adjagboni
Valid Date:	10/07/2023
Applicant:	Mr Essam Bedir
Agent:	Mr Sam De Silva

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a single storey side extension including the insertion of 2 rooflights.

Site and Surroundings

The application site is a one-storey terraced house located at the western end of Meads Road before it curves round to Cobham Road. The site is not located within a conservation area. Many houses on the road can be extended by way of similar side/rear extensions including the application site and the adjoining property at No.9.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 10 letters to neighbours. No representations were received.

3. 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 proposed side infill extension will be slightly larger than the existing. Specifically, it will be approximately 6.3m deep along the boundary with No. 9 and ending flush with the existing rear elevation, giving a harmonious appearance. The extension will have a pitched roof with an eave's height of approximately 3m. Given the proposal is single storey, the scale is considered to be proportionate and subordinate to the host dwelling and will be keeping with the pattern of development and character of the area, which is characterised by similar such extensions.

The extension will be faced in materials to match the existing where applicable. Overall, in design terms the extension is considered acceptable, in line with policies outlined above.

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.

The increase in height and depth of the infill side extension over and above the current extension, will have no impact on the amenity of No 9, given this property equally benefits from an infill side extension to the same depth as its outrigger.

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

Conclusion

The proposal is considered acceptable in terms of design and amenity considerations. 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

4. 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.

5. RECOMMENDATION

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 brick to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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: 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.