



Officer Report

Application Number:	HGY/2023/1782
Application Type:	Householder planning permission
Address:	33 Albert Road, Wood Green, London, N22 7AA
Proposal:	Demolition of existing rear extension and erection of a new larger single storey extension extending to the side of the outrigger, and the replacement of two existing side windows with a glass door and new enlarged side window.
Case Officer:	Daniel Kwasi
Valid Date:	20/07/2023
Applicant:	Mrs Esther Elisabeth Roth
Agent:	Mrs Maria Steimberg

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The proposal site is a ground floor level 3no. bedroom maisonette. The neighbouring property at no.31 is the maisonette above on the first floor level. Therefore, the building is an end-of-terrace two-storey residential property on the corner of Albert Road and Princes Avenue. It has a two-storey rear outrigger with a small glass conservatory on the ground floor that extends from the rear wall of the outrigger. The first floor level belongs to no.31.

The site is not located within a conservation area, it is not a listed building nor are there any TPO's on the site. The surrounding area is predominantly residential, whereby the majority of buildings – especially Albert Road and Princes Avenue – are maisonettes with separate front doors in a shared porch at the front. There have been extensions to the rear and side of outriggers, and also roof extensions.

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

33 Albert Road

PRE/2023/0100 | 06/06/2023 Ground Floor side extension.

35 Albert Road

HGY/2020/0358 | GTD 18/3/2020 Retention of single storey side extension.

The proposed development is for the erection of a side extension from the rear outrigger. Replacement of 2no. side windows with a 1no. glass single door and a large side window.

The proposed ground floor side extension would extend from the side wall of the existing bathroom in rear part of the outrigger by 2m. This would also include the removal of the existing conservatory on the rear wall of the outrigger, and the removal of the part of the external wall that encloses the bathroom and dining area. The proposed side extension includes a flat roof with a parapet wall, what appears to be sliding door that open into the patio, and the external materials would match the existing.

The proposal also includes the replacement of the existing fenestration for the living room, whereby the two existing windows would be replaced by a side door with a side window to access the patio in the rear garden from the living room. The proposed side door and window combination would have a red brick detailing above to complement its appearance and character, and would be slightly changed from an arch shape to a straight horizontal shape, but be similar to the rear window on the ground floor side extension at nos.35 and 37 Albert Road. This can be seen from the side on Princes Avenue.

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 side 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.