



# Officer Report

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|----------------------------|-----------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/1289</b>                                                        |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                             |
| <b>Address:</b>            | Flat A, 58 Marlborough Road, Wood Green, London, N22 8NN                    |
| <b>Proposal:</b>           | Installation of two enlarged windows in rear elevation of first floor flat. |
| <b>Case Officer:</b>       | Oskar Gregersen                                                             |
| <b>Valid Date:</b>         | 20/06/2023                                                                  |
| <b>Applicant:</b>          | Miss M. Torresani                                                           |
| <b>Agent:</b>              | Miss Merve Tilki                                                            |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. REPRESENTATIONS**

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

#### **2. REASONS FOR GRANTING PERMISSION**

2.1 The subject site is a two-storey, red brick, semi-detached house located to the north of Bounds Green. The back of the property faces the Bowes Park Conservation Area. The site has been subdivided as two dwellings and has been for over 10 years, as shown by the planning history. The site is not locally listed.

2.2 The planning history of the site has been taken into account when coming to this decision, and is as follows;

2.2.1 HGY/2013/0192 | Erection of rear dormer with insertion of 2 x rooflights to front elevation  
Approve w/ conditions

2.2.2 HGY/2012/2195 | Erection of rear dormer with insertion of 2 x rooflights to front elevation  
Refuse

2.3 Permission is sought for the replacement of two existing rear facing uPVC windows. The proposed windows would be larger than that of the existing, being 600mm wide and 2100mm tall, and would be finished in uPVC to match the existing.

2.4 Officers note that the proposed changes to fenestration are unusual for the area, however they do not pose any detriment to the character of the host dwellinghouse. Additionally the site benefits

from a large garden and backs onto the new river, so there are unlikely to be any issues of overlooking.

2.5 Additionally, Officers note that the rightmost window would be non-opening and would be positioned with a small floor area close to a staircase and as such it is deemed that there would not likely be any adverse impact on neighbouring amenity.

2.6 The proposal is considered to be sensitive to the character of the host dwelling, and will unlikely impact on the appearance of neighbouring properties. Therefore, the local character and visual amenity of the area will be protected.

2.7 By virtue of the location of the site, with a large garden and the new river to the rear, it is deemed that there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.8 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.9 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: 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.

