

Officer Report

Application Number:	HGY/2023/1966
Application Type:	Householder planning permission
Address:	36 Homecroft Road, Wood Green, London, N22 5EL
Proposal:	Erection of ground floor rear extension
Case Officer:	Cameron Sturges
Valid Date:	20/07/2023
	3
Applicant:	Mr Guy Lowman
Agent:	Mr Paul Legon

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

Approve with conditions

1. REPRESENTATIONS

- 1.1 No representations were received in response to notification and publicity of the application.
- 1.2 No comments were received from neighbours, local groups or Councillors.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 The subject site is a two-storey terraced dwellinghouse located on the northern side of Homecroft Road. The surrounding area is primarily residential; however a warehouse abuts the boundary of the subject site to the north west. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning and enforcement history of the site is outlined below:

HGY/2006/1947 – Erection of single storey shed/summer house in rear garden – GRANTED
21/11/2006

UNW/2011/00316 – Unauthorised works – Permitted Development 22/07/2011

2.3 Permission is sought for the erection of a rear extension comprising a flat, green roof and rooflights. The proposed extension seeks to replace an existing rear extension. The extension will be of a depth of approximately 3.95m, width of 5.63m and height of 3.15m. It is also noted that the front roof slope includes 2 rooflights as shown on the existing/proposed plans. No changes are proposed to the front elevation of the house.

2.4 Materials used for the extension comprise London stock brickwork to match the existing, single ply roofing (under the green roof), timber cladding aluminium frame windows and doors and fixed

double roof glazing and this is considered acceptable. Officers deem that these finishes would be sensitive to the host dwellinghouse and neighbouring area, and therefore, the local character and visual amenity of the area will be protected. The proposal is therefore considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

2.5 The height of the extension would be slightly smaller than the existing pitched roof and in terms of its scale would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposed extension would be consistent with the rear extensions at Nos. 34 and 38 which are of similar size and bulk. Therefore, there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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 taken into account. Planning permission should be granted for the reasons set out above.

3. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The external materials 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.

4. No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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: 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.

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 materials 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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.