



Officer Report

Application Number: HGY/2023/1986
Application Type: Householder planning permission
Address: 78 Durnsford Road, Wood Green, London, N11 2EJ
Proposal: Erection of a single storey rear extension with a flat roof and two rooflights.
Case Officer: Daniel Boama
Valid Date: 21/07/2023
Applicant: Sheenagh Burgess
Agent:

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey semi-detached dwelling, located on the northwest side of Durnsford Road. The site building also has rear dormer, possibly built under permitted development. The site is not located within any conservation area and does not fall within the curtilage of any listed building. The surrounding area is predominantly residential in character. The site is within walking distance of Bounds Green Underground Station to the northeast via Durnsford Road.

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

The proposed development entails the erection of a single storey rear extension with a flat roof and the insertion of 2no. rooflights. The proposed extension would create more space for the occupant(s) and provide them with a newly altered kitchen/dining room that would improve their living space. The rooflights would allow natural light into the room and access to the rear garden would be provided by via the bifolding doors. Being at the rear, the extension would not appear incongruous on the street scene.

The proposed rear extension would measure 3m in depth from the rear wall, and 6.6m in width, and would not extend beyond the side wall of the main building. The proposed materials would comprise brickwork plinth with render to match the existing dwelling, felted flat roof, and uPVC doors and windows to match the existing.

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 rear 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.