



Officer Report

Application Number:	HGY/2023/1015
Application Type:	Full planning permission
Address:	266 High Road, Wood Green, London, N22 8JX
Proposal:	Proposed single storey rear extension (retrospective application).
Case Officer:	Zara Seelig
Valid Date:	12/04/2023
Applicant:	MS I Priftii
Agent:	Mr T AY

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION (with conditions)

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Retention of rear extension

Site and Surroundings

The application relates to a three storey mid terrace building consisting of a bar/restaurant at ground floor level which applies to this application. The site is situated on the Eastern side of High Road. The proposal is not located within a Conservation Area, it is not within the curtilage of a listed building.

Relevant Planning and Enforcement History

There is extensive planning history on the site, the most recent planning history is as follows:

Planning:

HGY/2022/0980 - Change of use of premises from the E Use Class to a public house/bar (sui generis use) with new shop front – Granted permission (with conditions)

Enforcement:

ENF/2023/0067 – Not in accordance with approved plans and unauthorised rear extension – In progress

LOCAL REPRESENTATIONS

The application has been publicised by way of 23 neighbour consultation letters. No representations were received from neighbours, local groups, in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity

Design and appearance

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 'Design' requires the highest standard of design that respects local context and character and historic significance, which is equally supported by the London Plan (2021).

The extension retrospectively being applied for under this application is considered to be acceptable in terms of its design and materiality, its size and scale is acceptable, appearing in keeping with the existing pattern of development within its surroundings, compliant with Policies DM1 of the Development Management DPD 2017 and SP11 of the Local Plan 2017.

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.

Given the height of the extension, 2.45 metres high and the depth of the extension is 2.35 metres, the extension is modest and is not considered to impact neighbouring amenity by reason of overbearingness, loss of daylight/sunlight or loss of privacy for the reasons set out above and so complies with policy DM1 of the Development Management DPD 2017 and policies D6 and D14 of the London Plan 2021.

Conclusion

The development would continue to support the established use of the bar/restaurant, providing W.C/toilet space for the business. The proposed extension contributes to the continued vitality and vibrancy of the business. The development is therefore considered to result in economic, social, and wider public benefits.

The proposed extension would be used as ancillary to the existing use below. It is not therefore considered that the development results in further intensification of use, or would result in greater noise and disturbance than existing.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

RECOMMENDATION

GRANT PERMISSION (with conditions)

Conditions:

- 1 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.