



Officer Report

Application Number:	HGY/2023/1971
Application Type:	Householder planning permission
Address:	246 Park Road, Hornsey, London, N8 8JX
Proposal:	Replacement of existing single storey rear extension with larger full width extension.
Case Officer:	Mercy Oruwari
Valid Date:	20/07/2023
Applicant:	Mr Kyprianou
Agent:	Mr Alex Robertson

RECOMMENDATION

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Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours:

- The submitted plans appear to include their land as part of the development. (Officer Comment: The agent has address this with amended drawings)

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey terraced house on Clyde Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is no planning history on this site.

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

- HGY/2023/1921 - Certificate of lawfulness: proposed use for the enlargement of the existing rear dormer including the insertion of 3x front rooflights and full width rear Juliet balcony - proposed use. Permitted Development
- HGY/2012/0969 - Creation of basement extension and alterations to front lightwell. Granted
- HGY/1996/0791 – Lawful Development: Proposed use - Erection of rear dormer window and provision of 3 velux windows at front elevation. Decision unknown

2.3 Permission is sought for the replacement of the existing rear extension with a full width extension. The depth of the new structure will align with the extension at No 244. On the boundary of No 248 the extension would be slightly stepped back in depth.

2.4 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.

2.5 As both neighbouring properties have rear extensions of similar size to the host property the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance. There will also be no material loss of privacy to the neighbouring properties. The proposal is therefore 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 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.

2.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

- 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.

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: 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: 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.