

Officer Report

Application Number:	HGY/2023/1689
Application Type:	Householder planning permission
Address:	3 Barratt Avenue, Wood Green, London, N22 7EZ
Proposal:	Proposed infill Rear Extension and associated changes.
Case Officer:	Nathan Keyte
Valid Date:	27/06/2023
Applicant:	3
Agent:	Mr & Mrs Francis Joshua Carter

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 3 Barratt Avenue is a 2 storey mid-terraced dwelling with rear return sited on the eastern end of Barratt Avenue and is in use as a dwellinghouse. The area is comprised of other Victorian styled bricked buildings comprised of red brick and in residential use. The building is not listed however is within the conservation area of Wood Green Common.

Barratt Avenue is described within Haringey's Conservation Area Character Appraisal (2008) as being developed by the Barratt Company for workers housing, and is lined with uniform terraces of rich red brick Victorian properties with small, mostly well-planted, front gardens.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Erection of a single storey rear side infill extension and changes to rear ground floor windows, into a door.

SITE HISTORY

All existing planning applications have been considered for this application. There have been no recent planning applications for the site besides the current application.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application however the owner of the adjoining property at 5 Barratt Avenue has confirmed via email to Council Officers that they are considering a side extension to their property also.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and

2. Impact on neighbouring amenity

Design and Heritage

Heritage, Design and Appearance Comments:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is subservient addition with brickwork to match the existing dwelling and a simple design. Side infill extensions can be seen multiple times on the same terrace with being flat roofed such as at 1, 11 and 19 Barratt Avenue, and single pitched roofs such as at 7 and 9 Barratt Avenue. These permissions are typical of the area and keeps in with the local patterns. With regard to the proposed change to the rear façade from windows to a door, the pattern of rear façades at ground level also displays variety within the terrace, and where the proposed door will be finished in timber to match the host building. Furthermore, the extension and changes occurs to the rear of the site at ground level.

Considering the points above, the proposal is not considered to result in harm to the Conservation Area.

Amenity Comments

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.

The proposal would not impact the attached neighbouring property of no. 1 Barratt Avenue due to its location. The application site is located on a lower ground level than the attached neighbouring property of no. 5 who will share the extensions party wall. The existence of the conservatory at no. 5 is noted, with a translucent roof. It is noted from correspondence received that the owners of no. 5 intends a similar extension as the subject application, however no application has been received and little weight can be given to this.

Sunlight and daylight levels at the façade of the building behind the conservatory are already be impacted by the existing party wall, which is raised at the rear face of the host building, as well as the enclosed nature resulting from the adjoining two storey rear returns. The applicant has submitted revised drawings that have reduced the height of the extension, along the shared boundary, however further reductions are limited due to the existing floor levels of the host building.

The proposed new party wall will have an average height of 3.0m above the ground level of the property at no. 5, and extend approximately 5.8m, where it is setback from the rear façade of the host building. The BRE 45 degree line would not be infringed beyond what While there will be impacts on the amenity of the adjoining property at no.5 Barratt Avenue, in this particular case considering the existing partially enclosed nature of the adjoining site, the width of the existing side yard and area of garden that remains unenclosed, the adverse effects will not be so significant as to warrant refusal.

Conclusion

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

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: 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.