



Officer Report

Application Number:	HGY/2023/2006
Application Type:	Householder planning permission
Address:	70 Woodfield Way, Wood Green, London, N11 2NT
Proposal:	Erection of rear electric retractable awning
Case Officer:	Josh Parker
Valid Date:	25/07/2023
Applicant:	Mr Gulem
Agent:	Mr Mert CEYLAN

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The subject site is a two-storey brick semidetached dwelling located on a bend on Woodfield Way.

The building is currently in use as a single home. The site is not within a conservation area, nor is it listed.

Proposed Development

This is an application for the 'erection of rear electric retractable awning.'

Relevant Planning and Enforcement History

All planning consideration has been taken into consideration.

HGY/2023/0160 - Creation of a roof terrace on flat roof of existing two-storey rear extension with 1600mm high screen along its sides and a 1.1 metre high balustrade across its end. Approved 12/06/2023.

LOCAL REPRESENTATIONS

The application has been publicised by way of 2 letters. The number of representations received from

neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- 1) Design and appearance;
- 2) Impact on neighbourhood amenity.

Design & Impact on neighbouring amenity:

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.

The proposed works involve the installation of an dark aluminium frame to support a retractable awning. The dimensions would be 3.042m depth by 6.0m Width by 2.6m height, having the covered area excavated 0.6m to make the height 2.0m above existing ground. The awning is motorised and would cover the outdoor amenity area accessed directly from the rear ranch sliders.

The proposed addition is small, subordinate to the host building and would likely be used over a handful of summer months. Such works are minor and would not be noticeable from the street scene and therefore materially affect the character and appearance of the building in question.

As such, the character and appearance of the subject site would not be harmed and therefore the works are acceptable from a design lens.

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.

The proposed structures involved would generally be subordinate to the existing 2.0m fence as the amenity area is proposed to be excavated. This would suggest there would be little change in regard to the amenity tests regarding the adjoining properties.

As such, the proposal would not cause a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. Therefore, the proposal is acceptable in amenity terms.

Conclusion

Overall the proposal is considered acceptable in design and amenity terms with the local character and visual and residential amenity not materially harmed.

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

N/A

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.