



Officer Report

Application Number:	HGY/2023/2259
Application Type:	Householder planning permission
Address:	103 Perth Road, Wood Green, London, N22 5QG
Proposal:	Proposed replacement of existing front porch.
Case Officer:	Nathan Keyte
Valid Date:	21/08/2023
Applicant:	Mr Ismiguzel
Agent:	Mr Berkan Demir

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site is a two storey semi-detached property with a double storey bay window. No. 101 is a mirror of no. 103, however is clad in different materials. There are a variety of building designs and materials within the streetscape, although where enclosed porches are present on this particular section of Perth Road these do not project forward of the front façade of the host building. Properties at 110, 104 and 135 have projecting porches.

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The proposal is for a small front porch at the entrance of the property. The proposed replacement porch would be a modest 0.2m taller than the existing porch which is currently 2.8m in height. The footprint will increase from 2.42m² to 2.6m², as a result of increased depth. Since the original submission the design of the porch has been amended from the porch extending beyond the front façade of the building, to the proposed porch now being in line with the existing ground floor bay window and will not project forwards of this. The design of the existing roof profile will be retained.

Site History

All existing planning applications have been considered for this application:

HGY/2023/2003, Certificate of Lawfulness for proposed single storey rear extension, Approve, 24 August 2023

HGY/2021/1260, Erection of hip to gable roof extensions, insertion of 2 front rooflights, erection of 2-storey side extensions, erection of rear dormers and part single, part 2-storey rear extensions to both properties in association with conversion of both dwellings into 2 self-contained flats., Refuse, 18 June 2021

HGY/2020/2387, Erection of two storey side linked extensions to nos. 101 & 103 Perth Road with a setback by 2 metres from the main front elevation of the existing properties., Approve with Conditions, 3 November 2020

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No comments have been received on the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

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 development will result in a change to the existing porch, with the side walls being brick rather than glazed and the height and depth being increased marginally. It is noted that with the exception of the increase in height, the development would otherwise meet the requirements for Permitted Development as relates to porches. Given the size of the porch as revised, being of modest increase in height and the depth not projecting forwards of the existing bay window, this is considered to be proportional and subordinate to the host building, and would be in keeping with the host building and surrounding area and would not appear overly dominant to the front elevation.

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.

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 proposed front porch, by way of its massing and scale and being setback from adjoining properties, will not result significant impacts on daylight, sunlight, outlook, privacy nor create a sense of enclosure to adjoining properties.

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 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.