

Officer Report

Application Number:	HGY/2023/1444
Application Type:	Householder planning permission
Address:	58 Clarence Road, Wood Green, London, N22 8PL
Proposal:	Erection of rear single storey infill extension with 2x velux windows and installation of new sash window to the outrigger first floor rear wall.
Case Officer:	Mercy Oruwari
Valid Date:	31/05/2023
Applicant:	3 Bromley Park Garden Estates Co Hamways
Agent:	Fiona Bonney-James

RECOMMENDATION

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 a local resident:

- It appears that it might increase the number of residents, thereby increasing the demand for on street parking in an area in which on street parking is at a premium. (Officers comments: There is no indication that the property would increase the number of residents as it appears to still be a single family dwelling. However, an informative will be added that any works to convert or use the property as a HMO would require planning permission).
- There's no plans to verify this. (Officer comments: The plans were made available for public viewing).

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a 3-storey semi-detached property on the west side of Clarence Road. The property sits adjacent to a small block of flats (No 56). The site is located within the Bowes Park conservation area but does not fall within the curtilage of a listed building.

2.2 There is no previous planning history for this site.

2.3 Planning permission is sought for the erection of a pitched roofed side infill extension. The infill extension would project no further than the outrigger. The original height of the infill on the boundary of No 60 was 2.85 meters. This was considered to be overbearing on the boundary especially as No 60 is at a slightly lower ground level. This has been reduced to a more acceptable height of 2.5 meters.

2.4 At the rear of the first floor of the outrigger a new timber framed window would be installed similar to the size and style of the windows at the rear of the main property. On the ground floor level of the outrigger, and the new extension 2x sets of matching glazed grey aluminium double doors would be installed. All the new openings would face the rear garden. In addition none of the proposed works would be visible from any public vantage point.

2.5 Overall, 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 proposal would not cause harm to the character and appearance of the site, the surrounding area or the Bowes Park Conservation Area.

2.6 As the height of the extension has been reduced on the boundary, the potential for there to be any material loss of sunlight or daylight, and/or for the structure to appear overbearing to the neighbouring property has been mitigated. As all the main windows/doors face into the rear garden there will be no material loss of privacy. The proposal is therefore acceptable in amenity terms.

2.7 The proposed development is in general accordance with Policies DM1, DM9 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.

2.8 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 unless otherwise stated within the approved plans.

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: 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:

Any development works prior to converting the property or to use the property as a House of Multiple Occupation (C4 use class) would require Planning Permission in the form of a written approval from London Borough of Haringey.