



Officer Report

Application Number:	HGY/2023/2223
Application Type:	Householder planning permission
Address:	Flat A, 168 Victoria Road, Wood Green, London, N22 7XQ
Proposal:	Replacement of existing uPVC/timber windows and uPVC doors with proposed uPVC windows and doors to ground floor flat on the front, rear, and outrigger side and rear elevations.
Case Officer:	Daniel Boama
Valid Date:	25/08/2023
Applicant:	Mr Darren Lewis
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a ground floor self-contained flat in a two-storey mid-terrace residential building. It is on the north side of Victoria Road. The surrounding area is predominantly residential in character whereby some of the properties have been subdivided into self-contained flats. The site is not in a conservation area nor is it within the curtilage of a listed building.

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

The proposed development is for the replacement of existing uPVC/timber windows and uPVC doors with proposed uPVC windows and doors to ground floor flat on the front, rear, and outrigger side and rear elevations. There proposed windows would be the same size as the existing windows.

The new windows on the front elevation would be uPVC sash windows, whereby the meeting rail would be halfway and authentic astragal bar would be in the middle. It may appear slightly different to the majority of windows on the street scene, there are a few variations, for example, the windows at no.170, but they do not detract from the appearance of the street scene.

The proposed development 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.

The proposed development would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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.

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.