

Written Advice

Thank you for requesting a Pre-Application Planning written advice from Haringey Council to assess your proposal. Outlined below is the feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site address: 78 Alexandra Road, London, N8 0LJ

Proposal: Erection of a single-storey rear extension

SITE DESCRIPTION

The application site is a two-storey, mid-terraced property located on the eastern side of Alexandra Road. The property has existing rear dormer extensions and a single storey wraparound extension. The site is not located within any conservation area and does not fall within the curtilage of a listed building. However, it is located within the area of the borough covered by an Article 4 Direction removing permitted development rights for changes of use for C3 (Dwellings) to C4 (Houses in Multiple Occupation). The property was converted to a small-scale HMO (Class C4) for no more than 6 residents in 2023.

RELEVANT PLANNING HISTORY

HGY/2023/0614 – Approval of details reserved by condition 3 (Refuse & Waste storage) and 4 (Secure and Covered Cycle Parking Facilities) attached to planning consent HGY/2022/4165. Approved 20/10/2023.

HGY/2022/4165 – Change of Use from a dwelling house (Use Class C3) to a small-scale house in multiple occupation for no more than 6 residents (Use Class C4). Approved 07/02/2023.

RELEVANT PLANNING POLICY

The relevant planning policies under which such an application include, but are not limited to, the following:

- National Planning Policy Framework (2024) (NPPF)
- London Plan Policy (2021)
 - Policy D6: Amenity
- Haringey Local Plan (2017)
 - Policy SP11: Housing design
- Development Management DPD (2017)
 - Policy DM1: Delivering High Quality Design
 - Policy DM12: Housing Design and Quality

COMMENTS ON PRE-APPLICATION INQUIRY

In response to the submitted plans and information, officers provide the following advice and assessment.

The proposal is to erect a ground floor single storey rear extension to the existing wraparound extension. The depth of the proposed extension is measured to be approximately 2m deep and would match the depth of the existing rear extension at No. 80 Alexandra Road. It is noted that the proposed extension would have the same width as the existing wraparound extension and be set back from the side boundary with No. 76 Alexandra Road by approximately 1m to maintain the garden walkway.

The proposed extension would have a flat roof with a flat rooflight flush within the roof plane to match the existing roof profile. Given the rear location of the proposed extension, it would not have an impact on the character of the street scene. It is also noted that the subject property has a relatively deep rear garden and the proposed extension would not occupy more than half of the garden space. Overall, the proposed rear extension would be a subordinate addition to the host building and be in keeping with the existing pattern of development. There is no objection to the principle of a single storey extension as shown in the submitted drawings from a design perspective.

As noted above, the flank elevation of the proposed extension is set back from the side boundary with No. 76 by approximately 1m and the depth would match the existing rear extension at No. 80. Whilst the applicant has not given the exact height of the proposed extension, provided it has a flat roof and its height does not exceed the existing wraparound extension and, it is not considered to adversely affect the residential amenities of neighbouring properties.

No other external alterations or extensions other than the proposed single storey rear extension have been proposed.

Based on the planning history of the site, the property can continue as a small-scale HMO (Class C4) for no more than 6 residents following the proposed extension.

Before submitting such any application, we encourage consultation with both adjoining occupiers.

INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically, we will need two sets of all information.

The following information will be required for registration of the planning application in respect of this site.

1. A completed full planning application form available via the [Planning Portal](#).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section). All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing number and note of any revisions.
5. Site photos, with affidavit confirming that the photos were taken no earlier than 21 days prior to application submission.
6. Fee.
7. Design and Access Statement
8. Planning Statement (Optional)

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements on our website.

PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an

officer is available so there can be a number of weeks before an application is validated and checked.

2. Registration

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. Consultation (a minimum of 24 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note, please contact the following Officer.

Senior Planning Officer: Mark Chan

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