



Officer Report

Application Number:	HGY/2023/2062
Application Type:	Householder planning permission
Address:	5 Clifton Road, Wood Green, London, N22 7XN
Proposal:	Demolition of existing rear ground floor extension with undercroft, and erection of two storey rear extension (ground and lower ground floor) and side extension to existing rear dormer.
Case Officer:	Eunice Huang
Valid Date:	15/09/2023
Applicant:	Mr & Mrs emma weeks
Agent:	Weeks

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultation responses were received.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the demolition of the existing rear ground floor extension with undercroft, and erection of two storey rear extension (ground and lower ground floor) and side extension to existing rear dormer.

3.2 The application site is a two storey mid-terrace dwelling with a loft and basement. The site is located on the northern side of Clifton Road. The site is located in a residential area. Alexandra Park is located approximately 300m to the south of the site.

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

3.4 The proposal entails the demolition of the rear portion of the existing lower ground and ground floor level, including the conservatory. A new rear extension spanning the lower ground and ground floor levels is proposed. The rear extension extends a further 985mm beyond the existing rear alignment of the conservatory. This extension would accommodate a new garden room on the lower ground floor, and an enlarged kitchen/dining/living room on the ground floor level. Excavation to an approximate depth of 0.84m is required for the addition of the garden room. The extension also includes a 1m deep terrace and stairs connecting the ground floor to the rear garden.

3.5 The new rear extension would remain subordinate and in scale and footprint to the existing dwelling, rear garden and adjoining properties. The depth of the new rear extension does not extend beyond the existing rear façade alignment of the adjoining rear extension at No. 7 Clifton Road. The height of the rear extension is overall greater than the height of the existing conservatory; however the rear extension is pitched from a nominally higher point than the existing conservatory. The increase in height is considered acceptable in facilitating ceiling heights in the rear of the extension for satisfactory internal amenity.

3.6 The application also includes the extension of the rear dormer. The existing dwelling has a dormer on both the front and rear roof plane. This facilitates a loft level composed of a master bedroom and office. The proposal seeks to extend the rear dormer to the side by 1.165m. This would result in a rear dormer that is generally symmetrically set upon the rear roof plane. The dormer would remain set in from the sides of the roof plane; the dormer extension is setback from the party wall by approximately 0.33m. The proposed bulk and scale of the rear dormer would be comparable to the adjoining dormer at No. 7. It would not dominate the rear façade or adjoining properties.

3.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposal would result in an acceptable increase in overshadowing upon the rear façade of No. 3 Clifton Road, compared to existing. However, the rear extension maintains a single storey height, with an excavation below for a lower ground floor below, which mitigates the extent of the shadow impact. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including existing and neighbouring loft-level windows. The proposal therefore would not have a material adverse overlooking impact in this context.

3.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 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.

3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions.

Conditions:

- 1 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.

- 2 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.

- 3 The external materials to be used for the proposed development shall be consistent with those shown in CR048.3.Doc04.PS.RevA. The external materials used for the proposed rear dormer extension shall match in colour, size, shape and texture those of the existing dormer.

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: 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: 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.