

Application Number:	HGY/2023/2543
Application Type:	Householder planning permission
Address:	99 Woodside Road, Wood Green, London, N22 5HR
Proposal:	Retrospective application for the erection of a single storey rear extension.
Case Officer:	Daniel Boama
Valid Date:	21/09/2023
Applicant:	3 Mr A Kalam
Agent:	Mr Nicholas Papalexandrakos

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

Proposed Development

The proposed development is for the retention of a single storey rear extension from the rear wall of the outrigger. Amended plans were submitted to show the obscure glazed window for the WC on the side wall of the extension, which was not there by error.

Site and Surrounding area

The subject site is a two storey mid-terrace dwellinghouse with a two storey rear outrigger, on the south side of Woodside Road. The surrounding area is predominantly residential. To the south of the site is Wolves Lane Centre via Wolves Lane to the east. The site is not in a conservation area nor is it in the curtilage of a listed building.

Relevant Planning and Enforcement History

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

HGY/2023/0346 | GTD 28/03/2023 Erection of single storey wraparound rear extension.

ENF/2023/0358 | Departure from Approved Drawings/Plan – In progress

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 5 neighbour consultation letters. No representations were received from neighbours, or local groups, in response to notification and publicity of the application.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and Appearance

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.

The extension measures 3m in depth, 3.9m in width, and 3.3m in height. It comprises a flat roof, a new cavity wall with brickwork to match the existing, and new uPVC double-glazed windows and doors. The extension would provide more space for the existing kitchen and a WC that would have an obscure glazed side window. The extension replaces the previous extension in the same position but would be slightly wider, leaving a width of 1.95m between the side wall of the extension and the boundary fence of no.97.

The extension is retrospectively being applied for under this application. The extension 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.

Impact on neighbouring amenity

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 height and depth of the extension retrospectively being applied for under this application would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The side window for the WC would be obscure glazed, and is 1.95m away from the side boundary, therefore would not cause a material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The development is considered acceptable in terms of design and appearance and in terms of neighbouring amenity.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to condition

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.