

Officer Report

Application Number:	HGY/2023/2611
Application Type:	Full planning permission
Address:	Shop, 37 High Road, Wood Green, London, N22 6BH
Proposal:	Demolition of existing rear extension and construction of new replacement rear extension.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	29/09/2023
Applicant:	3 Mr Shahid Sharif
Agent:	Mr Colin Lott

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a three-storey mid-terrace property situated on the south-western side of High Road, Wood Green, close to the junction with Coleraine Road. The property has existing single storey rear extension, which is proposed to be demolished.

3.2 The extension will also provide bin storage for the retail unit by providing lockable storage units at the rear of the extension facing Walnut Mews, a tea point area and w.c.

3.3 The ground floor level is occupied by retail unit with residential accommodation above in the upper floors. The retail use on the ground floor forms part of a shopping parade which is designed in the Haringey's Development Management Plan as Wood Green Metropolitan Centre.

3.4 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2012/0364 – Granted 13/04/2012 - Erection of rear ground floor extension to existing shop.
- OLD/1976/0491 – Granted – 12/02/1976 - Construction of covered way over extension rear staircase.

3.6 Design and appearance are considered acceptable. The extension is subservient to the host property in terms of size, scale and position and therefore sits comfortably within the rear yard of the existing building. The scale, massing, design and external materials of the proposal are sympathetic with the built form and the appearance of the existing property and will not detract from the character and appearance of the surrounding area.

3.7 The proposal would appear subordinate to the host property and the overall form and design would respect the host terrace. The proposed extension will be ancillary to the existing unit, supporting the existing retail use, whilst not detracting from the residential amenity of the flats above and is therefore compliant with Policy DM1. The proposal also formalises the bin storage of the retail unit, which gives a more effective solution to waste storage as is required along the mews.

3.8 Rear extension of modest depth and replaces existing extension of same depth on the boundary with no.35 High Road and with greater depth on the boundary with no.39 High Road. Owing to existing rear extensions at nos.35 and 39 including the southerly orientation extension would not cause any significant material loss of light or outlook to these adjoining occupiers. Extension would not project beyond rear wall of both adjoining neighbours so will not have material impact on these adjoining occupiers.

3.9 Overall, the development is a positive addition to the existing retail use and reflects the size and scale of extensions to similar properties within the same terrace and is therefore compliant with adopted policies. The proposed stock brick and fencing reflecting used in existing properties is also appropriate and satisfies policy requirement in terms of materials.

3.10 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 2016 and the NPPF.

3.11 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.

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.

- 4 The area hereby approved shall be used only for purposes ancillary to the existing use of the premises.

Reason: To avoid the introduction of a separate use resulting in an over use of the site thereby adversely affecting the area in accordance with policy DM1.

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.