



Officer Report

Application Number:	HGY/2023/2282
Application Type:	Householder planning permission
Address:	Flat A, 30 Marlborough Road, Wood Green, London, N22 8NB
Proposal:	Renewal of previous permission for a single storey rear extension and single storey infill extension.
Case Officer:	Daniel Boama
Valid Date:	02/10/2023
Applicant:	Mr Raj Patel
Agent:	Mr Ramesh Depala

RECOMMENDATION

Approve with Conditions

Proposal

The proposed development is for a single storey rear extension and single storey infill extension. The proposal is a resubmission of the HGY/2020/1852 to extend the permissions expiry date. Both the single storey rear extension and infill extension will remain unchanged from the previous permission.

Site Description

The subject site is a terraced two-storey Victorian house on the east side of Marlborough Road. The site is located within the Bowes Park conservation area and does not fall within the curtilage of a listed building. The site is used as 2 flats.

Consultation

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

Planning History

HGY/2020/1852 | GTD 22/09/2020 Single storey rear extension and single storey infill extension (increased depth of infill extension from that approved under HGY/2019/3271)

HGY/2019/3271 | GTD 06/2/2020 Erection of single storey rear extension and single storey infill extension (Class use C3)

PLANNING ASSESSMENT

This is an application to in effect renew an extant planning permission to extend the time limit for implementation. In determining such applications, it is outlined that they must be determined in accordance with the development plan unless material considerations indicate otherwise and, as such Local Planning Authorities are required to focus on development plan policies that may have changed since the initial consent.

The key issue here, is whether there have been any changes in planning policy or other relevant material considerations that would indicate that the proposal should no longer be treated favourably.

In the case the application follows on from the same scheme previously approved, Ref: HGY/2020/1852.

In granting planning permission for this development the Officer made the following comments in relation to design and appearance and impact on neighbouring amenity:

- The height is a very modest 2m and the same guttering previously approved under reference HGY/2019/3271 would still be incorporated into this design.
- The depth has been increased from that of the part depth infill but this would remain subordinate and not a prominent addition within the context of the site and surrounding area.
- The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.
- The height and depth of the extension 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.

There are no new material planning considerations or planning policy changes which affect the outcome of this consent. It is accepted that there have been changes to the NPPF and the London Plan in 2021, however these do not have any direct impact on the outcome of this application.

As there are no new material changes that require further consideration since this previous decision, the merits of the scheme are not being re-considered. The concerns as outlined in the objection letter were considered in the deliberations of the appeal decision. This application is therefore recommended for approval subject to the imposition of the same conditions from the 2020 consent.

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 SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:**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: 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: 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.