



Officer Report

Application Number:	HGY/2023/2369
Application Type:	Full planning permission
Address:	Flat A, 233 Alexandra Park Road, Wood Green, London, N22 7BJ
Proposal:	Erection of single storey side and rear extension with internal courtyard (with the mono pitch roof being at approximately 2.65m at the eaves along the property boundary). Increase depth of existing lower ground floor and push out to create a bathroom and utility.
Case Officer:	Zara Seelig
Valid Date:	04/09/2023
Applicant:	Lauren Chapple
Agent:	Mr Max Howard

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The proposal is for the erection of a single storey side and rear extension with internal courtyard (with the mono pitch roof being at approximately 2.65m at the eaves along the property boundary). The proposal is also to increase the depth of existing lower ground floor and push out to create a bathroom and utility.

Site and Surroundings

The application site is a two-storey mid terrace building consisting of 2 self-contained flats situated on the northern side of Alexandra Park Road. Given the difference in levels between the front and back of these properties, the back has 3 storeys with accommodation within the roof space. The site is not located within a conservation area.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

Planning applications

OLD/1983/0013 – Conversion into 2 self contained flats – Approved (with conditions)

HGY/2017/1091 – Roof extension involving a rear dormer and front elevation rooflights to facilitate a loft conversion – Approved (with conditions)

HGY/2023/1531 - Rear and infill extension along with increasing the floor to ceiling height within the existing lower ground floor and an elevated rear deck area and other associated external changes. – Refused permission for the following reason

The proposed development by reason of its depth, height and siting on the boundary line with No 231, coupled with the difference in levels between these properties, would be unacceptably harmful in terms of outlook and lead to an increased sense of enclosure and overbearing impact, contrary to Policy D6 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM12 of the Haringey Development Management DPD (2017).

Pre Apps:

PRE/2021/0103 - To the front: Increase ceiling height and extend the basement under the communal entrance area. Increasing the size of the light well to remove the soil and stairs away from the house. At the back: a wraparound extension with terrace and another room below the terrace leading straight out to the garden.

PRE/2023/0148 - Rear and infill extension along with increasing the floor to ceiling height within the existing lower ground floor and an elevated rear deck area and other associated external changes. Please refer to refused application HGY/2023/1531 for files on site plan. – Was considered to overcome previous concerns and was considered acceptable.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 14 neighbour consultation letters. No representations received from neighbours, local groups, etc 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; &
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 proposed basement extension would not be visible, the only external visible works in respect to this element is the courtyard lightwell which is located to the rear.

The rear extension is a wraparound extension infilling the area next to the existing outrigger and then extending a similar distance past the outrigger to an existing extension at No 235. The proposed rear extension, although deep it would be subordinate to the main dwelling. The proposal would be considered acceptable in design terms, the brickwork material is to match the existing.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties.

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.

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.

A basement impact assessment was submitted as part of the application and it is considered that providing they follow one of the methods set out and a suitable structural engineer is instructed, the works would be acceptable. This will be conditioned as part of the approval.

The extension eaves height has been sloped down to be no more than 2.65 along the boundary with no. 231. The land levels differ throughout the road and so the extension would be no higher along the boundary line with no. 231 than the existing fence line along this boundary section. The proposal is therefore considered to not adversely impact the amenities of neighbouring properties, in terms of being overbearingness, affecting conditions of daylight/sunlight or leading to a loss of privacy.

Conclusion

The proposal is considered acceptable in terms of its design and impact on neighbouring amenity and complies with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

4.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.

5.RECOMMENDATION

GRANT PERMISSION with condition(s):

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

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

- 5 Works to implement the approved basement extension and lightwells shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 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: 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.

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.