



Officer Report

Application Number:	HGY/2023/2804
Application Type:	Householder planning permission
Address:	20 Wood Vale, Hornsey, London, N10 3DP
Proposal:	Enlargement of new single storey rear extension, removal of existing rear extension, change of garage roller shutter to new wall with window in front elevation, changes to side elevation windows, and new landscaping to rear garden
Case Officer:	Nathan Keyte
Valid Date:	17/10/2023
Applicant:	Mr Kenny
Agent:	Mr David Eland

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 20 Wood Vale is a 2 storey semi-detached building with existing rear single storey extension and dormers. The property is in use as a single household. The building is not listed nor is it within a conservation area.

A visit was not conducted, with photos having been submitted with the application and the use of aerial imagery also utilised to inform the assessment of the application.

PROPOSED DEVELOPMENT

Works are proposed to the front, side, and rear of the building.

Front

It is proposed to convert the existing garage into habitable space (bathroom and utility space), by removing the existing roller shutter door and replacing with new wall (rendered in colour to match the current façade) and circular window. The existing parapet will be maintained. The height of the garage roof will be raised, to be in line with the existing parapet wall.

Side

The existing ground floor windows will be removed and replaced with yellow stock brick to match the existing material. Two new windows are proposed.

Rear

The existing rear single storey extension will be removed. The proposed rear extension will be comprised of three sections with a depth of 3.0m from the principal rear façade and flat roof, though of varying heights. Rounded columns will be integrated into the façade. The northern section will have a height of 2.6m (3.0m above existing ground level) and is set in from the northern boundary by approximately 1.0m. The middle section will have a width of 2.5m, a height of 3.5m (approximately 4.0m above existing ground level) and will be at least 4.0m from either side

boundary. The southern section will be 3.2m above ground level, and 2.9m above the adjoining ground level at no. 22 Wood Vale.

An existing rear chimney will also be removed and replaced with render.

Landscaping works are proposed to create additional patio areas.

Site History

There is no relevant planning history for the site.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations have been received.

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 Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

As the proposed extension is positioned to the rear of the property it is not readily visible from Wood Vale. There are multiple examples of modern rear extensions within the west side of Wood Vale. The proposal is subservient addition with render to match the existing dwelling and a simple design. The single storey extension will in line with the existing rear extension at no. 22 Wood Vale, and will maintain the rear building line. While the larger middle section of the rear extension is noted, being 4.0m in height from existing ground levels, the impact of this is mitigated by its 2.5m width, and setback from side boundaries to remain subservient in form to the host building. Also, while the introduction of columns is noted, and will deviate from the simplistic design of other rear extensions within the locality, considering the site is not in a conservation area, these will occur to the rear of the site, and noting the degree of variety in appearance of rear facades within the surrounding area, the design will not result in significant harm to the character of the area that would warrant refusal of the application.

The proposal includes the replacement of the existing garage door on the front elevation of the property with a window and matching rendered wall. The design of the parapet will remain unchanged. Similar examples where garages have been converted to habitable space are evident along Wood Vale. It is further noted that the proposed alterations to the front elevation could be achieved under permitted development.

The site is not located within a conservation area nor is it a listed building. It is considered that the extension and changes will be sympathetic and proportionate to the host building, will remain subordinate to the host building, and will not have a detrimental impact to the character of the area.

Amenity Comments

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.

With regard to no. 18 Wood Vale, the alteration of the existing ground floor side windows does not result in a level of overlooking that would impact privacy, considering the adjoining wall at no. 18 Wood Vale is in use as a garage. The increase in roof height of the existing garage will not result in an increase in dominance or built form, as it remains behind the existing parapet of the garage.

The rear extension will be set off the shared boundary, and considering the height and depth, will not result in significant impacts on the light levels of the adjoining property, no result in a sense of overbearance or enclosure. While there will be some change to the levels of the patio area, these will not be such (as shown on the drawing 'Proposed Section 1') as to result in impacts on overlook or privacy, considering the existing ground levels of the two sites.

With regard to no. 22 Wood Vale, the proposed extension will be slightly recessed from that at no. 22 Wood Vale. Considering this, and the proposed height being 2.9m above the ground level of no. 22 Wood Vale, the impacts upon amenity will be acceptable.

The middle section of the proposed rear extension, which is of greater height at approximately 4.0m, will be separated from the side boundaries so as to avoid impacts upon the amenity of either adjoining owner/ occupier.

Considering the points above, the impact that the proposed alterations/ extensions would have on the neighbouring addresses when considering sense of enclosure, daylight, privacy/overlooking will be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 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 render and brick 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.

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.