



Officer Report

Application Number:	HGY/2023/1781
Application Type:	Full planning permission
Address:	Flat A, 73 Wightman Road, Hornsey, London, N4 1RJ
Proposal:	Erection of single storey extension to rear and side
Case Officer:	Eunice Huang
Valid Date:	03/08/2023
Applicant:	Mr George Agyekum
Agent:	Mr Jamar Alliman

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultation responses were requested for this minor application.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert and site notice. No representations were received.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the erection of a single storey extension to the rear and side.

3.2 The application site is a three storey mid-terrace dwelling with a loft level, split into two self-contained flats. The proposal relates specifically to Flat A, which is located on the ground floor. The site is located on the western side of Wightman Road. The site is not located in a conservation area nor within the curtilage of a listed building.

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

3.4 The single storey rear extension has a depth of 4m, measured from the existing rear façade of the ground floor level. The extension has a width of 4.27m. It would be built adjacent to the southern side boundary, which is consistent with the existing siting of the rear outrigger. The addition extends 0.69m into the existing side passageway, retaining a 0.9m setback from the northern side boundary. The extension has a height of 3m. However, it must be noted that the ground floor level is approximately 1m lower than the existing levels of the rear garden. As such, the bulk and scale of the extension would be subordinate to the host building. Nor would it dominate the neighbouring properties or rear gardens.

3.5 The proposal requires excavation and construction into the rear garden; where there are a number of trees in proximity. The applicant has submitted an Arboricultural Report and Arboricultural Photographic Log prepared by JN Tree Consultancy. The proposal would require the removal of one Bay tree, which is considered to be of low quality and value, growing close to the existing building fenestration. The arboricultural assessment concludes that no trees of value would be impacted by the proposal.

3.6 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The extension would be constructed to the north of the attached outrigger of No. 71, mitigating adverse daylight and sunlight impact upon the ground floor windows of this property. Nor would the proposal have a material adverse privacy impact, due to its levels below the existing rear gardens.

3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 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 2021 and the NPPF.

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

4. RECOMMENDATION

GRANT PLANNING 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.

Informatives:**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.

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.