



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/3075</b>                                                                                                                                                                                                |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                              |
| <b>Address:</b>            | 319 Alexandra Park Road, Wood Green, London, N22 7BP                                                                                                                                                                |
| <b>Proposal:</b>           | Demolition of existing pergola and storage room, partial excavation at rear of semi-detached house, and erection of two-storey rear extension with ground floor terrace, internal alterations and associated works. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                                                                                               |
| <b>Valid Date:</b>         | 15/11/2023                                                                                                                                                                                                          |
| <b>Applicant:</b>          | Mr and Ms Chris & Katharine Joscelyne & Scott                                                                                                                                                                       |
| <b>Agent:</b>              | Mr Jagdeep Jutley                                                                                                                                                                                                   |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed development

This is an application for proposed demolition of existing pergola and storage room, partial excavation at rear of semi-detached house, and erection of two-storey rear extension with ground floor terrace, internal alterations and associated works.

##### Site and Surroundings

The application site is occupied by a four-storey semi-detached property northern side of Alexandra Park Road. The building is occupied by single family dwelling house. The building's frontage is hard surfaced and used for parking for vehicles. To the rear is a communal amenity space. Land levels slope downwards from south to north across the site with number of steps towards lower ground and also change in relation to gardens of houses adjoining. Surrounding area is wholly residential in character.

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

##### Relevant Planning and Enforcement history

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

- HGY/2018/2974 – Certificate of lawfulness granted 11/10/2018 - Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 4 x rooflights to the front roofslope.

1.3 There is no enforcement planning history in relation to the site.

## **2. CONSULTATION RESPONSE**

None

## **3. LOCAL REPRESENTATIONS**

3.1 The application has been publicised by way of 35 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 0

Supporting: 1

3.2 The following issues was raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- A letter of support for the application, however, no reason given.

## **4. MATERIAL PLANNING CONSIDERATIONS**

4.1 The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Impact on neighbouring amenity.
3. Other considerations.

### 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 proposal would enlarge the existing two storey rear addition from 5.2m high (above ground level) to pergola to be demolition, 1.8m deep and 5.0m wide, to 5.8m high, 3.8m deep and 5.0m wide. The roof flat form would also on the lower ground would be use as roof terrace.

Owing to the extensive changes in ground level across the site (levels fall significantly to the rear boundary and also fall to the south), the lower level of the extension would be partially subterranean, and the upper level would align with the existing ground floor. Views of the structure would be possible from neighbouring rear gardens immediately to the east, and from neighbouring properties. There would be no publicly available views of the extension. Revisions were secured during the course of the application and amended plans were received which incorporated railing detailing to the flat roof and a new complementary fenestration arrangement.

When viewed in the context of the application site, the proposed extension is considered to represent a modest addition that would remain subservient to surrounding built form having regard to its size and scale. Majority of building within the street scene have had a series of extensions that, over time, have eroded the original character of the rear part of the street with a number of different roof forms and exterior materials within which context it is considered that the proposed extension form would not cause any significant visual harm. Finishing exterior materials are render and fenestration to match the existing.

#### 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. 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.

New openings are proposed to the northern elevation facing rear garden. These openings including terrace would provide a new outlook to the existing garden area and are considered to provide potential for overlooking of the garden area belonging to adjoining properties given the elevated nature of the application site and its neighbours. In weighing up the impact from overlooking, regard is had to the communal nature of that adjoining garden and to the presence of dormer windows within all the adjoining neighbouring properties that overlook that garden area at present and in addition, to the significant number of windows within Alexandra Park Road looking out onto the rear garden area such that it is reasonably considered that a mutual degree of overlooking for residents exists at present. Therefore, the addition of terrace to the northern elevation of the extension would not introduce a significantly harmful degree of overlooking, such that the impact in these circumstances is considered acceptable.

The built form would not project any closer to No.321's rear boundary fencing, and a separation distance of some 1.5m exist to detached neighbour at no.217. A separation in excess of 25m to the rear of the properties along Palace Gate Road would be maintained. Given these factors and how the development would be viewed against the backdrop of the existing built form, it is not considered that the proposed enlargement would result in a dominant or overbearing impact or result in unacceptable overshadowing or a significantly harmful loss of light and outlook to those neighbouring occupants.

The proposed extension is sufficiently removed from any other neighbouring properties so as to not give rise to any harmful amenity impacts. It is considered that the design, size, siting and scale of the development proposed are such that it would not result in any significant harm to the amenities of the site, neighbouring occupiers or wider area in any regard.

In addition, there are example of similar two-storey rear extension along the Alexandra Park Road and as such the proposed development would not detract from the character and appearance of the locality.

#### Conclusion

The proposal is considered acceptable and compliant with the relevant planning policies and guidance. As there are no other material planning considerations which would justify reaching a different conclusion it is recommended that planning permission is granted subject to conditions

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.

## **5. 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.

## **6 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 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.