



Officer Report

Application Number:	HGY/2023/3313
Application Type:	Householder planning permission
Address:	65 Morley Avenue, Wood Green, London, N22 6NG
Proposal:	Erection of single storey side infill extension
Case Officer:	Sarah Madondo
Valid Date:	12/12/2023
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Applicant:	Mr Steven Wickremasinghe
Agent:	Mr Steven Gray

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 support letters were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is two-storey mid terraced property located on Morley Avenue. The site is located within Noel Park Conservation Area and does not fall within the curtilage of a listed building. The application property, along with the majority of the properties in the Noel Park Estate, makes a positive contribution to the conservation area, as identified in the conservation area appraisal.

This application has been submitted following the approval of a similar scheme approved under planning reference HGY/2020/2742 which appears not have been implemented and therefore planning permission has now elapsed, hence new application is required. The scheme is exactly the same as the approved planning application as such the proposed development is generally acceptable.

Permission is sought for the erection of side infill extension to provide a bigger kitchen. The proposed side infill extension would infill the gap between no. 65 & 67, approximately 3.5 metres deep at height of 2.3-metre-deep with a pitched roof. The proposed extension would retain the existing original feature of the design and would therefore result in uniformity of the outriggers to the rear of these properties. The proposed extension would be finished in materials to match the existing materials. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Unlike other proposals for similar extensions to similar properties within the Noel Park Estate this application retains the original outrigger and adds to it. The original pitched roof form of the outrigger is retained. The proposal would therefore preserve and enhance the character and appearance of Noel Park Conservation Area.

Officers consider the height of 2.3m is acceptable on the boundary shared with No. 67 given that the new extension would only be 0.3 higher than the boundary fence. Therefore, it is considered that this property would not be significantly harmed. In relation to No. 63 there is no impact as the proposed extension does not extend beyond the existing outrigger. The proposed extension here would therefore not adversely affect amenity - daylight, outlook and overshadowing of the adjoining properties.

The proposal is therefore considered to preserve the character and appearance of the house and of the Noel Park Conservation Area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017). It also accords with the relevant policies of the London Plan 2016.

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

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.