



Officer Report

Application Number: HGY/2023/3332
Application Type: Householder planning permission
Address: 60 Palace Road, Wood Green, London, N11 2PR
Proposal: Erection of a single storey ground floor rear infill wraparound extension; replacing existing pitched roof with a flat roof on existing rear extension

Case Officer: Nathan Keyte
Valid Date: 14/12/2023

Applicant: Mr Adam Houston
Agent: Mr Daniel Cieslak

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 60 Palace Road is a two storey mid terrace building with rear dormers, single storey rear extension, and two storey rear return, in use as a dwellinghouse. The building is not listed nor is it within a conservation area.

No visit to the site was undertaken. Photos have been submitted with the application, and public aerial imagery has also been utilised in the assessment of the application.

PROPOSED DEVELOPMENT

The applicant is proposing to:

- Replace the roof of the existing single storey rear extension, from pitched to a flat roof.
- Construct a single storey rear infill extension with pitched roof, connecting with the rear extension.

Site History

The relevant site history is below.

OLD/1979/1053,
Address: 60, Palace Road, London, N11 2PR
Proposal: Proposed loft conversion.,
Decision Date: 19 September 1979
Decision: Refuse

LOCAL REPRESENTATIONS

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

The proposal is subservient addition which will replace an existing single storey rear extension with a similar size and footprint, with the addition of a single storey infill side extension. Materials will include glazing, and brick to match the host building.

It is noted that within the existing terrace to which the host building relates, rear extensions with pitched roofs are a repeated typology and design, and look to be an original element of the terrace. While the proposal is noted to modify this design with a flat roof of greater height than the typical rear eave design, the building depth from the two storey rear return is retained, being approximately 2.0m.

Considering the nature and form of the development proposed, that the site is not within a conservation area nor is a listed building, and that the site is in use as a dwelling house, the proposal is considered to have an acceptable impact on appearance and 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 the property to the north at no. 58 Palace Road, the proposed infill extension will extend along the shared boundary by 6.4m, with a height of 2.1m above the ground level of no. 58. While the length of infill extension is noted, adverse impacts on the amenity of the adjoining neighbours at no. 58 are mitigated and avoided by the height along the boundary being

comparable to a 2.0m permitted boundary wall, and the roof being pitched. The 45 degree BRE line of the rear window on the principal elevation of no. 58 is not subtended by the development. No impact on privacy will occur as no side facing windows are proposed.

With regard to the property to the south at no. 62 Palace Road, the change to roof height of the rear extension is noted, being an increase of and which will necessitate the existing party wall to be elevated by approximately 0.25m. The depth of the rear extension will match the existing single storey building, therefore no significant adverse impact will result on the amenity of no. 62 with regard to shading, daylight or sense of enclosure and dominance.

In conclusion, the proposed development will have an acceptable level of impact upon neighbouring amenity.

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.

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: 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: 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.