

Officer Report

Application Number:	HGY/2023/3396
Application Type:	Householder planning permission
Address:	34 Clarence Road, Wood Green, London, N22 8PL
Proposal:	Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/12/202
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Applicant:	Dr Alex Amato
Agent:	Andy Watts

RECOMMENDATION

Approve with Conditions

1. Site location

The site is located on the southern side of Clarence Road and contains a two storey, semi-detached dwelling, which was historically made into a terrace of three houses through the addition of no.34.5. The frontage of the site has an unconventional curved access, open porch. The rear of the site has been substantially altered and extended and includes an external stairwell between the first and second floors. The site is within the Bowes Park Conservation Area.

2. Description of Proposal

Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows (revised application similar to HGY/2022/1077).

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

- HGY/2022/1077: Granted 30/05/2022 - Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows (revised application similar to HGY/2021/2485).
- HGY/2021/2485: Granted 03/11/2021 - Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows.
- HGY/2020/3261: Granted 03/02/2021 - Approval of details reserved by conditions 5 (construction management plan) and 6 (qualified professional).
- HGY/2018/3306: Granted 15/02/2019 - Excavation of basement below existing and extended dwelling; part single storey, part two storey rear extension; side dormer; installation of 1 x front, 1 x rear & 1 x central lightwell; 1 x front rooflight (following removal of existing); installation of PV solar panels to the roof of the proposed rear extension; and restoration of the existing frontage (including demolition of existing porch).

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection.

5. Local Representations

No representations were received from neighbours and local groups in response to notification and publicity of the application.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Impact on neighbouring amenity.

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 principle of development has been established by virtue of the previous planning approvals (planning permissions reference HGY/2018/3306, HGY/2021/2485 and HGY/2022/1077 for the (Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows). Therefore, substantive development has been accepted.

This application is effectively submitted as a revision to the last approved application Ref HGY/2022/1077 for the above proposed works that was granted permission on 30th May 2022. The principal difference between the last approved application and that proposed relates to the re-configuration of the rear roof detail and change to the proposed use of materials.

The proposal provides a less cluttered rear elevation as a result of removing two approved rooflights and relocating the proposed chimney from the parapet common boundary detail. The proposed alterations include the use of slate to the roof form and a more holistic use of cladding materials to the rear gable, side dormer and rear elevation. Given the minor changes the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the proposed development would preserve the character and appearance of this part of the Bowes Park Conservation Area.

Given the siting and orientation of the rear extension and roof alterations is similar in scale and footprint to the previously approved schemes (Ref HGY/2022/1077, HGY/2021/2485 and HGY/2018/3306) there will be no new issues arising in terms of amenity.

Given the basement development remains unchanged to the previous approved scheme, the BIA submitted is considered sufficient from a planning perspective. Suitable conditions are recommended in this regard.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

Conclusion

The proposed development is considered acceptable and will not be significantly different from the previous approvals. The development would not harm the amenities of the adjoining neighbouring properties in terms of light, overlooking or overbearing effect.

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

7. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval subject to the following 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 including the ground floor front window, shall match in colour, size, shape and texture those of the existing building or as shown in approved drawings.

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.

- 4 No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 5 Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:
- a) routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
 - b) the estimated number and type of vehicles per day/week;
 - c) estimates for the number and type of parking suspensions that will be required;
 - d) details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To protect of the amenity of neighbouring properties and to main traffic safety.

- 6 No development shall take place until a detailed Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings.

- 7 Before the development authorised by this permission commences, the results of ground trial excavations and details of appropriate mitigation measures shall be submitted to the local planning authority and approved in writing. Thereafter the development shall not proceed, other than in accordance with the mitigation measures approved.

Reason: In order to mitigate the impact of the development and prevent flooding.

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.