



Officer Report

Application Number:	HGY/2023/3074
Application Type:	Householder planning permission
Address:	37 Park Ridings, Wood Green, London, N8 0LB
Proposal:	Demolition of existing ground floor rear extension and replacement with single storey infill/ rear extension with pitched roofs not extending beyond existing extension.
Case Officer:	Nathan Keyte
Valid Date:	15/11/2023
Applicant:	Adam Atraktzi
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terraced building on the east side of Park Ridings in use as a dwellinghouse. The site does not fall within a conservation area, nor is the building a listed building. A visit was undertaken to the site 12.02.24.

2. THE PROPOSAL

The proposed is for the demolition of the existing ground floor rear extension and replacement with a single storey rear infill/ wraparound extension. The extension will require a 0.3m excavation to lower levels. The proposal was revised following submission to lower the height of the extension along the northern boundary, and reduce its depth and height on the southern boundary.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

None relevant.

4. CONSULTATION RESPONSES

Local amenity groups The following local groups/societies were consulted:

Parkside & Malvern Residents Association – no response.

Neighbour Consultation

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

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposed single storey wraparound extension would be 4.8m wide and 9.5m deep. The extension would directly abut both boundaries, extending 9.5m along the boundary with no. 39 to the north, and 3.4m with no. 35. It would have a flat roof with a maximum height of 3.1m and a pitched roof to the north, pitching down to a height of generally 2.3m on the boundary with no. 39, though there is a higher raised section where this meets the principal rear façade of the host building in order to provide a level change.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

The extension would generally be finished in materials to match those of the existing dwelling, with the extension to be finished in brick rendered white. Considering the points above, the proposal will be acceptable with regard to design and will constitute a subservient addition to the host building.

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.

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 the amenity of neighbouring residents.

The height and depth of this extension will not affect the amenity to No 35, as the party and parapet wall to the extension on the boundary is retained and where the depth will reduce along that shared boundary.

With regard to impacts to the property to the north at no. 39, the extension will have a length of 9.5m along the shared boundary, generally at a height of 2.3m above the ground level at no. 39, though this increase to 2.7m for a length of 1.3m where a step level change is proposed between the existing host building and the proposed extension.

There is currently a 1.8m boundary fence between the subject site and no. 39 Park Ridings. The ground floor rear return at no. 39 has one window and one door that faces the subject site, with a larger rear facing window at the principal rear façade of the adjoining building. A second window opening has been bricked up. The door has obscure glazing, and provides the means for residents to access the rear garden via the side passage. The window facing the subject site is understood to be the kitchen/ laundry for no. 39 and will face the section of wall proposed to be 2.3m in height.

With regards to dominance and sense of enclosure, 9.5m proposed along a shared boundary with no courtyard provided is notable. It was queried of the applicant whether a courtyard could be provided to break up the mass of the built form on the boundary, however this was unable to be provided due to impacts on accessibility as well as noting the step-change between the existing living area of the host building and rear external ground level.

The height of the side boundary wall has however been reduced since that originally submitted, to 2.3m in height along the majority of the wall. This has been achieved by a pitched roof, and setting the extension down 0.3m. While the proposed depth of the extension is large, considering there have been no objections received, the site-specific characteristics, and the revised height of the building along the shared boundary being 2.3m above neighbouring ground level, on balance the impacts on the amenity of no. 39 are not such as to warrant refusal of the application.

The proposed plans show that the 45 degree BRE standard for light is not subtended by the proposed raised party wall. Impacts of shading and sunlight/ daylight will be acceptable. No side windows are proposed, and no adverse effects on privacy will result.

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.

6. 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.

7. 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 unless otherwise stated on the plans hereby approved.

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.