



Officer Report

Application Number:	HGY/2024/0239
Application Type:	Householder planning permission
Address:	Flat B, 298 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal:	Proposed extension to rear of existing basement area with associated lightwell, extension of existing single storey rear extension.
Case Officer:	Roland Sheldon
Valid Date:	30/01/2024
Applicant:	Mr Nathan Stock
Agent:	Mrs Shihanaz Mehra

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains ground/basement floor flat within an end-terraced two-storey (with lower-ground floor level) property located on the southern side of Alexandra Park Road, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Proposed extension to rear of existing basement area with associated lightwell, extension of existing single storey rear extension.

3. Relevant Planning and Enforcement history

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

Relevant planning history:

298 Alexandra Park Rd, N22

OLD/1976/0013: 19/2/76 Conversion into two self-contained flats and erection of a single storey rear extension – Approved 24/5/1976

HGY/2019/2657: Formation roof dormer to side and rear roofslopes and six rooflights to existing first floor flat (Class use C3) – Approved 12/11/2019

Flat B 298 Alexandra Park Road Wood Green London N22 7BD

HGY/2021/2409: Formation of an off-street parking space on the front garden with associated erection of a car port, retaining walls, and alterations to the front boundary treatment, pedestrian access path, and front lightwell – Refused 07/10/21 Appeal dismissed 11/04/2022

HGY/2016/1055: Excavation of basement with front lightwell with bay window and rear lightwell with double door opening – Approved 20/06/2016

HGY/2013/0159: Erection of single storey front and rear extensions – Approved 22/3/2013

HGY/2012/2131: Erection of single storey extensions to the front and rear – Approved 31/12/2012

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No planning enforcement history:

4. Consultation response

- Alexandra Palace & Park CAAC – No comments received.

5. LOCAL REPRESENTATIONS

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

Objecting: 0

Supporting: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity and
3. Basement works.

Design & Character

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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 property already benefits from a single storey ground floor rear extension, with associated front and rear lightwells serving the basement level.

The existing single storey rear extension projects 3.95 metres depth and is located marginally set-off the boundary shared with neighbouring no. 300 Alexandra Park Road, with a width of 3.8 metres. The extension has a dual-pitch roof design.

As revised, the proposal would amend the roof of the extension to a flat roof design measuring 3 metres in height. The width of the extension would also be extended with a splayed triangular-shape addition with a maximum width of 2.3 metres. The existing basement and rear lightwell would be marginally increased in sized to infill the space between the existing lightwell and the back of the proposed extension addition. The extension would be externally clad in render to match the existing building.

The proposed extensions and alterations to the existing building are very modest in scale and would respect the scale, form and character of the host building. The proposed development would therefore be acceptable with regards to design and character considerations.

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 only neighbouring property that would materially be affected by this proposal is neighbouring no. 300 Alexandra Park Road, with the roof form being altered from a dual-pitch design measuring 2.8 metres at eaves level with a slope on the side roof plane with a height of 3.25 metres at the mid-point of its pitch, to a flat roof design measuring 3 metres in height. The alteration to the roof design would not result in an unacceptable loss of light or outlook by occupants of this neighbouring property.

The extension and slight increase in the size of the lightwell depth would not have any impact on the amenities of the neighbouring occupants of no. 300, as it would be concealed by the existing rear extension. The extension and lightwell alterations would not result in any material impact on the occupants of Anderton Court to the west.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

Basement works

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

The supporting text to policy DM18 outlines that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.

In this instance, the works are limited to making a very marginal increase in size of the existing basement and rear lightwell, and are set well away from neighbouring boundaries so as to ensure that the works would not result in any harm to their structural stability. The minor nature of the works would not result in any material impact of hydrological conditions that would give rise to any flood risk or drainage concerns.

7. Conclusion

The proposal is acceptable with regards to design, character and amenity impact considerations.

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

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 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 their ownership.

INFORMATIVE: Proactive Statement

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London

Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.