



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2024/0013</b>                                              |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                            |
| <b>Address:</b>            | 22 Park Ridings, Wood Green, London, N8 0LD                       |
| <b>Proposal:</b>           | Erection of single storey side/ rear wrap around infill extension |
| <b>Case Officer:</b>       | Sarah Madondo                                                     |
| <b>Valid Date:</b>         | 23/01/2024                                                        |
| <b>Applicant:</b>          | Alistair - Ourania Walker - Primeraki                             |
| <b>Agent:</b>              | Mr Theodoros Primerakis                                           |

## **RECOMMENDATION**

**Approve with Conditions**

### **SITE DESCRIPTION**

The site is a two storey mid terraced property located on Park Ridings. The area is residential in character and the site is not located in any conservation area nor is it listed.

### **THE PROPOSAL**

Erection of single storey side/ rear wrap around infill extension.

### **Relevant Planning and Enforcement History**

HGY/2006/1411 - Erection of rear dormer window and single storey rear extension and conversion of property into 2 x two bedroom flats. Alterations to elevations including creation of staircase from rear first floor to garden WDN 01-09-06

HGY/2010/1107 22 Park Ridings Erection of rear dormer and rear roof extension to second floor with insertion of 2 x rooflights to front roofslope. Permission Required CoL Decision 11/08/2010.

### **CONSULTATION RESPONSES**

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses

Objecting 1

Support 0

The following comments were raised in the representations received:

- Loss of light (*Officer Response: The height of the side extension on the shared boundary with no. 24 would be 2.3 metres with a pitched roof and this is deemed acceptable by LPA as this would minimise the impact on the shared boundary, hence this property would not be significantly impacted by the proposed extension. In addition, officers note that these properties have two story outriggers resulting in sense of enclosure, therefore it is considered that infilling the gap between the two properties at ground floor would not cause anymore loss of light more than what is already experienced. Drawing (DP23.124) has been submitted which indicates that when a 45 degree angle is drawn from the window at ground floor they would be no breach, therefore it is considered the proposed extension would not cause a significant harm on this property relation to overshadowing).*
- Light pollution/nuisance(*Officer Response: The rooflights on the side elevation have been reduced and this indicated on drawing (DP23.124 PL\_03 REV B), therefore any light pollution would be minimised).*
- Loss of privacy (*Officer Response: There are no windows proposed on the side elevation, hence they would be no loss of privacy and the extension is at ground floor level. In terms of the rooflights as stated above these have been reduced and given these would be installed on sloped roof it would not result in any overlooking).*
- Disproportionate scale (*Officer Response: The extensions proposed are common in urban areas and the apex roof does not make the extension appear disproportionate in scale. Number 20 has very deep extension to the rear and these are very common in this area).*
- Out of character (*Officer Response: Wraparound extensions are considered common type of extensions found in urban areas and the only thing that is different is the apex roof which has been incorporated instead of flat roof to reduce impact on the neighboring properties, therefore it is not considered to be out of character and site is not in any conservation area).*

## **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.

Since submission the proposal has been amended such that the number of rooflight has been reduced and these would lie flush to the sloped roof. The proposed single storey wraparound extension would be 4.6 m wide and 8.8 m deep. The extension would directly abut the boundary with no. 24 and would extend 2.3m in height on the shared boundary then wrap-around on the boundary with no. 20 at 2.6 metres in height with a pitched roof. The proposed extension would have double sliding doors to the rear with rooflights on the pitched roofs. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. The extension would be finished in materials to match those of the existing dwelling. The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of

the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

### **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.

Given that the height of the side extension would be 2.3 metres with a pitched roof, it is considered that no. 24 would not be significantly impacted. In relation to no. 20, the proposed rear extension would not proceed beyond the existing extension at this property. The height and depth of the wraparound/side/rear extension would not adversely impact the amenity of neighbouring properties.

### **Conclusion**

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused 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 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.