



Officer Report

Application Number: HGY/2024/0294
Application Type: Full planning permission
Address: 107A Bounds Green Road, Wood Green, London, N22 8DF
Proposal: Demolition of the existing conservatory and construction of a rear ground floor single storey extension.
Case Officer: Eunice Huang
Valid Date: 16/02/2024
Applicant: Mr Shadi Alkhalaf
Agent:

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

No comments were received on this application following consultation.

LOCAL REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

This is an application for demolition of the current conservatory and construction of a rear ground floor extension.

The application site is a two storey end terrace on the western side of Bounds Green Road. The site has a rear frontage to Corbett Grove. A two storey semi-detached pair is located to the north of the site, and blocks of flats are located to the west across Corbett Grove. Dwellings on the western side of Bounds Green Road have undergone a range of alterations and additions to the rear elevations, including loft/dormer additions and ground floor rear extensions.

The planning history of the site has been taken into account when coming to this decision.

HGY/2021/1012: Prior approval (Part 1 Class A.1) application for erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.95m and for which the height of the eaves would be 2.62m. Refused 21/5/2021.

HGY/1995/1465: Planning permission for demolition of existing garage and shed and erection of a 3 bedroom house and construction of a vehicular crossover to No.107. Approved with conditions 6/02/1996.

The proposal seeks to demolish the existing conservatory, which has a depth of 2.77m and a width of 3.25m. The proposed replacement rear extension would have dimensions of 4m (depth) and 6.23m (width). The extension would be pitched at the same height of the existing small rear projection from the rear of the host building. The matching height of the pitching point responds to the existing architectural features of the terrace row. This is a height of approximately 3.5m, sloping down to approximately 2.7m at the proposed rear façade.

The proposed design, scale, footprint and siting of the single storey rear extension is considered subservient in relation to the two storey host building and rear garden in this instance. The size and scale of the extension maintains the legibility of the host building features. The bulk and scale is also compatible with the neighbouring rear extensions and would not dominate neighbouring properties. There is a presence of a number of alterations and additions on the rear elevation of dwellinghouses on this side of Bounds Green Road. The materials for development would include bricks to match existing.

The scale, massing and siting of the rear extension would not have a material impact upon the amenity of neighbouring properties. It would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking or loss of outlook to neighbouring properties. No. 107 which adjoins to the south, would not experience a material loss of daylight or sunlight due to its orientation. An apartment building at No. 109-115 is located to the north of the rear extension. The extension is setback 1.72m from the common boundary with this neighbouring property and there is an approximate 2.95m building separation between the application site and this neighbour. This mitigates the shadow impact upon No. 109-115.

The proposed development is in general accordance with Policies DM1 & DM12 of the Development Management, Development Plan Document 2017, Policy SP11 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.

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

RECOMMENDATION

GRANT PLANNING 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: 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: 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.