



Officer Report

Application Number:	HGY/2022/2486
Application Type:	Full planning permission
Address:	595A + 597B, Green Lanes, London, N8 0RE
Proposal:	Erection of a first floor rear extension. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	27/09/2022
Applicant:	Mr Mehmet Demirci
Agent:	Mr Ilyas Demirci

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

One objection was received in response to notification and publicity of the application and the reasons can be summarised as follows:

- No disabled access is provided;
- Increase parking demand in the locality; and
- The internal works would adversely impact existing occupiers. (Officer comment: The internal alterations do not require planning permission)

2. REASONS FOR GRANTING PERMISSION

The application site is two first and second floor flats within two adjacent three-storey terraced buildings on the western side of Green Lanes. The ground floor of the buildings is a restaurant. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

HGY/2020/0745 – Proposed new canopy to front forecourt. Approved 19/05/2020.

HGY/2016/1045 – Prior approval for change of use from B1 (office) to C3 (dwelling house). Prior approval not required 12/05/2016.

HGY/2015/2757 – Prior approval for change of use from B1 (office) to C3 (dwellinghouse). Prior approval not required 16/11/2015.

HGY/2015/0682 – Prior approval for change of use of property from B1 (a) (offices) to C3 (residential). Refused 05/05/2015.

HGY/2014/0809 – Erection of a second mansard floor and conversion of the rear block to provide 3 self contained flats, one at each floor and alteration to the existing shopfront with awnings and signboards alterations to the entrance doors to the flats from the Mews. Approved 30/10/2014.

HGY/2008/2252 – Alterations to existing side & front shopfront. Approved 07/01/2009.

HGY/2008/2163 – Display of 1 x fascia sign. Approved 24/12/2008.

595 Green Lanes

HGY/2016/1292 – Erection of A New Roof Floor to Create a Self Contained 2 Bedroom Flat. Approved 15/08/2016.

Over the course of the application, the applicant has amended the proposal and removed the part two storey rear extension and reduced the depth of the proposed first floor rear extension from 5m to 3m to match the existing first floor extensions at Nos. 599 and 601 Green Lanes. The proposed rear extension would be built on top of the existing rear terrace on the first floor level. The rear extension would be full-width and approximately 3.2m high with a flat roof and the rear elevation would be finished in white render to match existing. Whilst the flank wall of the proposed rear extension would be visible from Beresford Road, given its relatively minor depth and massing, it would not have an adverse impact on the character and appearance of the street scene and host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area would be protected.

Given that the height and depth of the proposed extension would match the existing extension at No. 599, it is not considered to result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring properties. No flank windows have been proposed to the new rear extension. It is not considered the proposal would materially increase the level of overlooking and result in loss of privacy to neighbouring occupiers. The proposal is acceptable in amenity terms.

The private outdoor amenity spaces at each flat would allow adequate separation between the flats and Studio 3 – 5. Each amenity space would be 2.5m deep with a footprint of approximately 14 sqm. A condition to secure privacy screening between the amenity spaces of the flats and along the boundary with No. 599 would be included in case of an approval. The Applicant has amended the proposal by removal the partition wall between the kitchen and living room in the northern flat to allow more light into the habitable space. The enlarged flats would be dual aspect with adequate natural light and ventilation. Overall, the quality of accommodation at the two enlarged flats is considered to be acceptable in this instance.

The access to the flats would remain the same and no new access has been proposed. Given the scale of the proposal and that no new flats are proposed, it is not considered to impact the existing parking demand in the locality.

The proposed development is in general accordance with Policies DM1 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.

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

GRANT PERMISSION subject to condition(s):

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 demonstrated in the drawings 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.

- 4 Prior to the first occupation of the development hereby approved, a plan showing a 1.8 metre high privacy screen along the boundary with 599 Green Lanes and between the private amenity spaces of the first floor flat at 595 and 597 Green Lanes shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the terrace/amenity area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.