



Officer Report

Application Number:	HGY/2024/0612
Application Type:	Householder planning permission
Address:	68 Albert Road, Wood Green, London, N22 7AH
Proposal:	Installation of door to rear elevation and erection of external staircase, to provide access to first floor flat's rear garden; & Installation of two no. rooflights to outrigger roof slope
Case Officer:	Mercy Oruwari
Valid Date:	06/03/2024
Applicant:	Ms Helen Bart
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is the first floor flat of a row of two storey terraces with an appearance of a traditional late Victorian/Edwardian style. The properties on this road were built to contain two flats with the ground floor and first floor of each 'house' having side by side front doors directly onto the street.

2.2 Each flat is individually numbered i.e. No 66 on the lower floor and No 68 on the upper floor. The properties have two storey bay windows at the front and deep two storey outriggers at the rear. Each flat has narrow private gardens at the rear, with the first floor accessing theirs through an internal staircase in the rear outrigger.

2.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2023/1819 - Erection of rear dormer and roof extension to form a L shaped dormer including the insertion of 1x front/ 3x rear rooflights. Replacement of existing shed in the rear garden with a single storey outbuilding for use as a studio and creation of bike storage in the front garden. Approved with conditions

2.5 The works include altering the internal layout by removing the existing internal staircase in the outrigger to enlarge the kitchen, thus necessitating the erection of the proposed external spiral staircase.

2.6 Whilst the proposed external staircase would be an unusual feature along this stretch of properties, recently No. 62 has also had permission for a similar staircase. Like No 62 the proposed staircase would be of a relatively modest size, design and would be discreetly sited to the rear of the terrace. Therefore, the external staircase would not materially impact the character and appearance of the area or materially harm the local visual amenity.

2.7 The proposed spiral stairs and door at the rear of the of the outrigger would enable the first floor to access their private garden via the external staircase. The staircase would be designed solely to provide access to the rear garden. The stairs along with the modestly sized platform would not significantly increase opportunities for overlooking and/or loss of privacy. The proposal is therefore acceptable in amenity terms.

2.8 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.

2.9 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 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.

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.