



Officer Report

Application Number:	HGY/2024/0817
Application Type:	Householder planning permission
Address:	18 Clyde Road, Wood Green, London, N22 7AE
Proposal:	Erection of a single-storey side infill extension
Case Officer:	Oskar Gregersen
Valid Date:	22/03/2024
Applicant:	mr t sherman
Agent:	Gareth Stockbridge

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

No. of individual responses: 1

Objecting: 1

The following comments were raised in the representations received:

- Impact on the character of the area
- Adverse impact on neighbouring amenity

2. Planning assessment

The application site relates to a two-storey semi-detached Edwardian dwellinghouse located in the Northwest of the Borough. The area is typified by attractive buildings finished in red brickwork with two storey bay windows with gables, stucco detailing, and finely detailed timber windows with attractive fenestration. The site is not located within any conservation area, nor is it locally listed.

The application history in relation to this site is noted.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighboring properties.

This application is seeking consent for a side infill extension to replace an existing extension. The proposed side extension would be finished in brick to match the existing building and have a mono-pitched roof, finished in anthracite grey aluminium. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Infill extension

The proposed single storey infill extension would be 1.52m wide and 6.2m deep. The application site benefits from being semi-detached, and as such there is an alley between the proposed extension and neighbouring building. The proposed extension has a stepped mono-pitch roof pitching down to a height of 2.5m on the boundary.

The extension would be finished in materials to match those of the existing dwelling, with an objection being raised that the brickwork should match the existing dwellinghouse, following which an amendment was made to the drawings.

Permission is sought to remove an existing bay window facing rearward from the outrigger. The rear facing bay windows form part of the attractive character of the terrace, however, as the bay is not visible from the roadway, the harm to the overall character of the area is considered to be no less than that of dormers or extensions installed through permitted development. Additionally, this area is not in any conservation area, and as such less weight is given to the retention period features at the rear of sites.

Overall, the proposed extension would be modest in bulk and scale and subordinate to the current outrigger and dwelling. It is also observed that several neighbouring properties, such as Nos. 16 and 26 have similar infill extensions. Therefore, this extension is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

Impact on neighbouring amenity

The height and depth of the proposed rear infill extension is considered modest, in keeping with the pattern of development in the area, and would not result in a material loss of sunlight or daylight or have an overbearing appearance. In specific the spacing between the application site and No. 16 Clyde Road, and the existing extension in place at No.16 assist in mitigating any perceived negative impact (such as tunnelling) created through the erection of the extension.

Given the spacing between No 16 and the application site, the height of the extension on the boundary is not significant and as such not harmful to amenity. It is unlikely that the proposal would create any perceived overbearing or tunnelling feeling. Further, it is not proposed that the side infill

extension would have any side facing windows or rooflights, and therefore there would not be any issues in terms of light pollution.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according 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.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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.

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: 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.

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.