



Officer Report

Application Number:	HGY/2024/0830
Application Type:	Householder planning permission
Address:	74 Norfolk Avenue, Wood Green, London, N13 6AJ
Proposal:	Erection of a first floor side extension above existing ground floor side extension with new hipped roof joining the existing main roof. Replacement of existing ground floor rear infill conservatory attached to the existing rear extension with brick wall. Replacement of rear balcony with new mono-pitched low sloping roof and 1no. skylight. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	25/03/2024
Applicant:	Mr Donoghue
Agent:	Mr - Vollmer-Koenig

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey end-of-terrace dwelling property located on the south side of Norfolk Avenue where the street curves opposite Tottenham Recreation Ground of Whitley Road. It is on the edge of the Haringey borough boundary line. The site does not fall within a conservation area nor is it listed or locally listed.

2. THE PROPOSAL

The proposed is a first floor side extension above the existing ground floor side extension to create a two-storey side extension, with a new hipped roof joining the existing main roof. The front door is to be re-sited to the side and that the existing red brick would be changed to render to better match rest of house. The existing conservatory infill would be replaced by a brick wall extending off the existing ground floor rear extension. The rear balcony is also proposed to be removed allowing for the roof above the existing rear extension to be replace with a mono-pitched low sloping roof and a skylight.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/0831 - Certificate of lawfulness for proposed use of a hip-to-gable infill and rear dormer roof extension and insertion of 2no. front rooflights. Pending decision. - **Please note that the certificate of lawfulness for this hip-to-gable infill can not be implemented if the current proposal is built.**

OLD/1979/0765 - 30/4/79 Erections of s/s side extension. Granted permission on 13/6/1979.

OLD/1978/0757 - 16/6/78 Erections of rear lounge extension. Granted permission on 18/8/1978.

4. CONSULTATION RESPONSES

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

No of individual responses 0

5. 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.

The proposed first floor side extension would be 1m wide and 7.60m deep. The extension would not directly abut the boundary with No.72 and would not extend on the shared boundary. It would have a pitched roof, pitching down to a height of 5.2m. The proposed extension would be above the existing ground floor side extension. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. It would be up the same width and depth of the existing side extension.

The proposed extension includes setback of 0.5 metre from front elevation at both ground and proposed first floor level and lower ridge line when compared to main dwelling. The set down is minimal but would be similar to the properties on the opposite side of the road and area in general.

The existing extension is a red brick, which would be rendered to better sit with the existing dwelling and area as a whole.

The front door would move to the side. This appears to be original siting or at least pre-dated the existing extension and side entrances are also present elsewhere within the area. There is a variation in the wider street scene and so the overall appearance from the development will be a net positive.

The replacement of the conservatory on the corner of the existing ground floor rear extension would be with a brick wall that continues from the rear and side walls of the existing rear extension, so it would be within the same footprint. The balcony above it would be replaced by a new flat roof and skylight at the existing height of the rear extension. These modifications are considered to be modest in bulk and subordinate to the main 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 surrounding 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.

The position of the two-storey side extension and its modest depth along the flank wall will ensure there is no adverse impact on the amenity of adjoining neighbours. The proposed side windows would not be for habitable rooms and the first floor bathroom window will be conditioned to ensure that it is obscure glazed / fixed shut to minimise overlooking. In the ground floor, one would be obscure glazed and serving a toilet and the other would serve the new staircase, therefore it is not considered to impact on the neighbouring amenity.

Given the position of the extension and its relationship to the attached property and detached neighbour would not cause material harm to residents living condition in respect of loss of light or outlook or the street scene.

The existing, unauthorised rear roof terrace would be removed as part of the development, reducing the existing overlooking. The height and depth of the extension will not affect the amenity to No.72, given the distance between the extension and the side boundary is over 2m. Therefore, the height and depth of the side extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is 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. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

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 for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to 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.

- 4 Prior to the first occupation of the development hereby approved, the first floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

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.

- 5 No part of the ground floor rear extension roof or other part of the development shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.

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: The applicant is advised that this could not be built in conjunction with the PD proposal for a hip to gable. Furthermore the rear roof terrace appears to be unauthorised.