

Officer Report

Application Number:	HGY/2024/0842
Application Type:	Householder planning permission
Address:	33 Crescent Rise, Wood Green, London, N22 7AW
Proposal:	Erection of a part single, part two-storey rear extension, erection of ground floor rear terrace.
Case Officer:	Roland Sheldon
Valid Date:	25/03/2024
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Applicant:	Mrs Eleni Gerolaki
Agent:	Mrs Maria Steimberg

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a two-storey semi-detached dwellinghouse located on the southern side of Crescent Rise, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. THE PROPOSAL

The proposed is for erection of a part single, part two-storey rear extension, and erection of a ground floor rear terrace.

3. Relevant Planning and Enforcement History

There is no relevant planning history.

4. CONSULTATION RESPONSES

There were no statutory consultees for this planning application.

Neighbour Consultation

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

No of individual responses: 0

The following issues were raised in representations and are addressed further on in this report or below:

None.

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 host building has an original staggered rear elevation with the eastern half of the rear elevation projecting 1.15 metres beyond the western half at ground and first floor level. The property has been extended historically at ground floor to the rear, benefitting from a single storey rear extension that projects 3.1 metres depth beyond the most rearward original projection, across the full width of the property. Whilst no planning permission exists for these additions, a review of digital aerial imagery confirmed that they have been in existence for over 10 years and are therefore have become lawful structures in planning terms by virtue of now being immune from planning enforcement action.

The proposal seeks to demolish the existing ground floor conservatory, and erect a 3 metre two-storey rear extension beyond the eastern side of the rear elevation, with a further 1.8 metre depth single storey rear ground floor rear extension beyond the proposed two-storey rear extension. The two-storey rear extension would have a hip-end dual-pitch roof design. The depth existing single storey rear extension on the western side of the rear elevation would not be extended, although there would be slight alterations to its rear elevation fenestration. A 2.6 metre depth raised terrace would be installed beyond its rear extent.

The extension would be externally clad in white render to match the existing rear elevation of the building. A similar two-storey hip-end dual-pitch rear extension has recently been approved to nearby neighbouring property no. 27 Crescent Road (planning reference HGY/2020/0475) and built out. The proposed two-storey extension would be set-down from the ridge of the original roof, and would not be of an excessive width, depth and overall scale that would unduly harm the scale, form and character of the original dwelling. The ground floor extension would also respect the scale, form and character of the dwelling. A restrictive condition shall be imposed that requires the extensions to be externally clad in materials to match the host building. Subject to compliance with this condition, the proposal would be acceptable with regards to design and character considerations.

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 proposed two-storey and part single storey rear extension would be set a sizeable distance away from the neighbouring rear windows to nos. 31 and 35 Crescent Rise so as to ensure that its depth, height and massing would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on the neighbouring occupants of these properties. A 2.6 metre depth raised terrace is also proposed beyond the existing rear extension on the western side of the rear elevation. The terrace would be set-in 0.5 metres from the shared side boundary with no. 35 Crescent Rise. The proposed plans show that the height of the fence on the shared boundary would be raised by 0.4 metres so that the height is 1.8 metres from raised terrace level for its depth, to prevent overlooking into the rear garden of no. 35. The increase in height of the fence by 0.4 metres would not result in an unacceptable loss of light, outlook or overshadowing to be impacted on the rear windows and garden area of no. 35 Crescent Rise that would warrant refusal of the planning application.

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 accords with the relevant policies of the London Plan 2021 and the NPPF. The proposal is considered acceptable in respect of its character, appearance and would not result in unacceptable harm to the residential amenity of neighbouring occupants. 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 The side privacy panel fencing to the raised terrace hereby approved as shown in plan number 110 shall be installed prior to first use of the raised terrace hereby approved, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of preserving the privacy levels of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management Plan 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: 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.