



# Officer Report

**Application Number:** HGY/2024/1038  
**Application Type:** Householder planning permission  
**Address:** 34 Passmore Gardens, Wood Green, London, N11 2PG  
**Proposal:** 3.00 metre deep and 6.25 metre wide ground floor rear extension with a 3.3 metre high flat roof with 2 roof lights.  
**Case Officer:** Josh Parker  
**Valid Date:** 15/04/2024  
**Applicant:** Mr and Mrs Fikret Ahmet - Nadire Nedjib AHMET  
**Agent:** Mr Theodoros Primerakis

## **RECOMMENDATION**

**Approve with Conditions**

## **SITE AND SURROUNDING**

The application property is a 2 storey semi-detached house on the south-west side of Passmore Gardens. The house has an original 2 storey rear bay window and small single storey rear addition, and a non-original full width rear dormer window. There is a vehicle access along one side of the house leading to a garage in the rear garden of no. 32.

The subject site is not listed, nor in a conservation area.

## **PROPOSED DEVELOPMENT**

The applicant is proposing the following works to the dwelling:  
Construction of a 3.00 m deep and 6.25 m wide ground floor rear extension to a dwelling house, with flat roof 3.3 m maximum height and 2 roof lights.

## **SITE HISTORY AND ENFORCEMENT**

All existing historic planning applications and enforcement cases have been considered for this application.

HGY/2006/0950 - Erection of single storey rear extension. Full application. Approved 11/7/2006.

## **CONSULTATION**

No consultation was sought nor received.

## **LOCAL REPRESENTATIONS**

The application has been publicised by the way letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

Representation: 1

Planning representation:

Generally no objection to the proposal.

Non planning issues:

How the foundational works might make the neighbouring walls move over time.

Officers comments: All works are subject to the building regulations and an informative for 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 has been attached.

## **MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

### **Design and appearance of the area:**

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant seeks to make construct a full width rear extension 3m from the rear of the host dwelling. Such works would see the the extension follow the existing dwelling width with a flat roof of 3m height and 2 skylights. The addition follows the approximate guidelines of a single storey extension in depth height/stature and therefore is modest in nature and would not appear incongruous or out of character.

All materials would either match or complement the existing. As such, works are sympathetic in nature respect the established building lines and material palette. All works are subordinate to the host dwelling and sympathetic to the surrounding.

### **Amenity Comments**

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

As mentioned in the description section the dwelling has a depth of 3m and a height of 3.3m to the top of the parapet. The agent has lessened the parapets by approximately 0.3m to minimise the effect on the adjoining neighbours however, this design is generally in accordance with the permitted development parameters and therefore would not have an unacceptable effect on the adjoining addresses when considering the amenity tests.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

## **Conclusion**

Subject to conditions the proposal is considered acceptable and would have a positive impact on the conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## **CIL**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **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, unless otherwise stated on the

plans 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

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: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their 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.