



Officer Report

Application Number:

HGY/2024/0856

Application Type:

Householder planning permission

Address:

119 Stirling Road, Wood Green, London, N22 5BN

Proposal:

Erection of a single-storey rear extension, extending 4.5 meters beyond the rear wall of the original house with a maximum height of 3.175 meters, and a maximum height eaves 2.95 meters. Ground floor side extension. Installation of a porch. Construction of a two-storey side extension with hipped roof including a Juliet balcony at the rear and windows at the front. Rear dormer extension. Replacement of all double-glazed windows like for like, moving position of 2 windows on the side elevation. Insertion of a rooflight on the front roof slope.

Case Officer:

Sabelle Adjagboni

Valid Date:

26/03/2024

Applicant:

Mr Jujar Lohia

Agent:

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a proposed ground floor rear and side extension; a two-storey side extension with hipped roof including a Juliet balcony at the rear; a rear dormer extension; and a front porch. The proposal also includes the replacement of all double-glazed windows like for like windows and the insertion of a rooflight on the front roof slope.

2. Site and Surroundings

The application site is a two-storey end-of-terrace property located east side of Stirling Road near its intersection with Perth Road. The property is not situated in a Conservation Area, nor does it fall within the curtilage of a listed building. The surrounding area is residential in character.

3. Relevant Planning and Enforcement history

There is no planning or enforcement history for this site.

4. Local representation

The application has been publicised by way of 6 letters to neighbours. The representations received are as follows:

Objecting: 1
Supporting: 2
Representations: 0

The following issues raised are material planning considerations:

- Privacy/overlooking
- Out of keeping with the area

Officer comment:

These will be discussed in subsequent parts of this report.

The following issues raised are not material planning considerations:

- Poor maintenance of the site leading to pollution of the neighbour's property.

Officer comment:

- Any problems caused by wrongful waste disposal should be addressed to the Local Authority's Environmental Health department.

5. 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

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.

Rear and Side Extension; Installation of Porch

The proposed extension aims to replace the existing conservatory with a new structure extending 4.5 meters, closely matching the depth of the neighbouring extensions at Nos. 115 and 117. The extension will have a width of approximately 6 meters, aligning with the original house. It features a flat roof with a height of around 3 meters. Given that this is a single-storey addition, it is considered proportional and subordinate to the host dwelling, taking into account the context of the neighbouring properties.

The side infill will extend approximately 3.51 meters from the existing garage at the rear and will also extend to the front, maintaining a 700mm setback from the property's existing front line. The side infill will match the height of the proposed rear extension at about 3 meters, which is a minimal increase of approximately 200mm over the current height. Given the modest nature of the extensions to both the rear and front, this proposal is deemed proportional and subordinate to the existing structure. Additionally, side extensions of this nature can be observed at other end-of-terrace properties, such as Nos. 97 and 99 on the same side of the street.

The proposed materials will consist of brickwork, creating a clear distinction between the existing rendered house and the new addition, thereby enhancing the subordinate character of the extension.

The proposed front porch will adhere to standard design and size parameters, making it an acceptable addition.

Two-Storey Side Extension

Following amendments to the initial submission, the proposed two-storey side extension has been reduced in scale. The side wall of the extension at first-floor level will be parallel to the existing side wall of the property and will be set back by 700mm from the main front elevation, consistent with the proposed ground floor extension. The width of this extension will be less than half that of the original house.

The proposed two-storey side extension will measure approximately 8 meters in length on the first floor and 3.8 meters in width at its widest point, which is at the front. The design will follow the same angled projection as the existing house and will feature a hipped roof that mirrors the original roof form. This extension is designed to reflect the character of the main house while remaining secondary in size and appearance.

The design has been modified to align with that of No. 78 Stirling Road, which has received planning approval (ref. HGY/2020/0630), ensuring uniformity and balance within the streetscape.

Proposed windows on the front elevation will match the design and fenestration style of the existing windows to enhance natural light in the newly created internal spaces. On the side elevation, an additional window will be added to the existing first-floor window, while no new ground-floor windows will be introduced to maintain the internal layout. The proposed windows will be similar in size to the existing ones, and although uPVC materials will be used, this is a common feature in the area and will not detract from the appearance of the terrace. The replacement of existing windows will be conducted on a like-for-like basis for maintenance purposes. A standard-sized rooflight will also be incorporated into the front roof slope, designed to be flush with the surface.

Rear Dormer Extension

The proposed rear dormer extension will be integrated within the original roof structure, situated below the existing ridge line and set back approximately 260mm from the sides. It will also be raised about 650mm from the eaves of the original house at the rear. The windows of the dormer will reflect the pattern and design of those on the lower floors, ensuring that the dormer is proportional and subordinate to the host dwelling. Overall, the proposed scheme aligns with the character and development pattern of the area.

In design terms, the proposal is consistent with relevant planning policies.

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. 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.

Rear and Side Extension; and Installation of Porch

The neighbouring property at No. 117 currently features a similar ground-floor rear extension, which results in minimal impact on daylight or sense of enclosure for the adjacent properties. The proposed ground-floor side extension will be located at the rear of the gardens of properties on Perth Road. Notably, No. 77 Perth Road has a full-width outbuilding, further mitigating any potential impact on their sense of enclosure. Regarding No. 79 Perth Road, the side extension will extend approximately 3.5 meters into the garden. Given this modest depth and its placement at the rear of the property, the anticipated impact on daylight, overshadowing, and sense of enclosure is also deemed minimal. The proposed porch is expected to have no adverse effects on neighbouring amenities.

Two-Storey Side Extension

The proposed first-floor extension will not extend beyond the rear wall of the original building. As previously mentioned, No. 77 has an outbuilding in its garden, which contributes to the separation from the rear elevations of neighbouring properties. Considering the existing first-floor side window and the distance to the neighbouring properties, it is assessed that the proposed first-floor extension will not significantly impact the amenities of these neighbours in terms of light, privacy, or outlook.

Furthermore, the degree of overlooking resulting from the proposed windows on both the front and rear elevations at ground and first floors is not expected to exceed the current level of overlooking from the existing first-floor windows.

Rear Dormer Extension

The proposed rear dormer extension will not include any side windows and will be situated entirely within the main roof space. Consequently, there will be no impact on privacy or daylight.

In summary, the proposal is acceptable in terms of amenity impacts.

Conclusion

The proposed scheme is considered acceptable in the particular context of the application site in question and for the reasons explained above. The proposal would not have a harmful effect on the character and appearance of the area or the amenity of neighbouring occupiers.

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

7. CIL application

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.

8. Recommendation

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building, other than where those details are altered pursuant to the approved plans of this planning permission.

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 flank windows facing southeast shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The windows shall be permanently retained and maintained as such 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.

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: 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: 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.