



Officer Report

Application Number:	HGY/2024/0309
Application Type:	Householder planning permission
Address:	109 Morley Avenue, Wood Green, London, N22 6NG
Proposal:	Erection of single storey rear extension, erection of rear garden shed, installation of 2 x rooflights to rear roofslope to facilitate loft conversion
Case Officer:	Zara Seelig
Valid Date:	06/02/2024
Applicant:	Ms. Cherrell Rhyner
Agent:	Khisha Clarke

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of single storey rear extension, erection of rear garden shed, installation of 2 x rooflights to rear roof slope to facilitate loft conversion.

Site and Surroundings

The application site is a two-storey terraced house located on the Northern side of Morley Avenue near its intersection with Salisbury Road. It is in the Noel Park conservation area, it is not a listed building.

Many houses near the site can be seen to have a rear extension including No. 111, 113 and 107 has granted planning permission for a similar rear extension, the direct neighbours of the application site.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 6 letters to neighbours. No representations were received.

Internal consultees:

LBH Conservation team: Consulted, no response received

External consultees:

Noel Park Resident Association: Consulted, no response received

Noel Park CAAC: Consulted, no response received

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance & impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity.

Design and appearance & impact on the character and appearance of the conservation area

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

There is an existing brick rear extension at the application site that measures 3.64m in depth with a height of 3.18m at its highest point closest to the rear elevation of the property that slants down to 2.49m, this then leads on to a conservatory that measures 2.53m in height including a ground level change as the ground slopes down with a depth of 2.74m. The proposed rear extension measures 3.67m tiering down to 3.23m in height with an overall depth of 6.11m. Given that the proposal is a single storey, and that both neighbours have rear extensions of a similar size, the proposal is considered to be subordinate to the host dwelling and in keeping with the pattern of development of the area. Additionally, the proposed materials will match the existing where applicable and is of a simple and complimentary design. The proposal also incorporates 2 additional rooflights over

and above the existing one to the rear which will be conditioned to meet the requirement for the conservation area.

The proposed outbuilding is similar in height and size to the of both neighbouring properties of no.'s 111 and 107. It will be conditioned to ensure it remains ancillary to the main building.

As such, in design and heritage terms, the proposal is considered in line with the above policies and the character and appearance of the conservation area will not be harmed, left 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. 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.

The extension at No. 111 is the same depth, and slightly higher than that being proposed at no. 9. Given this, it is considered that the proposal would not have an adverse impact on loss of daylight/sunlight, overbearingness or loss of privacy on the neighbours of no. 111.

On the other boundary with No. 107, the proposal would be of a similar depth as their proposed extension. Hence, it is considered that any impact on their daylight and sense of enclosure would be negligible.

As such, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in design and heritage, as well as amenity terms. 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

4. CIL APPLICABLE

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.

5. 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 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.

- 5 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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: 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: Outbuildings/ Garden Rooms

This certificate applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental to the use of the main dwelling house in its use as a single-family dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.

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.