



Officer Report

Application Number:	HGY/2024/0280
Application Type:	Householder planning permission
Address:	63 Woodfield Way, Wood Green, London, N11 2NR
Proposal:	Single-storey side extension
Case Officer:	Nathan Keyte
Valid Date:	15/02/2024
Applicant:	Ms NICOLA CALAFATI
Agent:	Mr Joe Davies

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2 storey detached building on the east side of Woodfield Way in use as a dwellinghouse. The site does not fall within a conservation area, nor is the building a listed building.

The dwelling was erected in the rear garden of no. 40 Durnsford Road, following grant of permission HGY/2019/1019.

2. THE PROPOSAL

The proposed is for the erection of a side extension to the existing dwelling.

The extension will be setback 2.65m from the front wall of the dwelling, 3.14m in width, and approximately 6.2m in length along the northern boundary.

It will have a height at the boundary of 2.81m, increasing to 3.60m.

The materials will be made to match the existing dwelling, being rendered finish wall and roof tiles.

The existing rear patio will be extended to meet the proposed extension.

It is noted that a condition under the extant planning permission HGY/2019/1019 removes permitted development rights as it relates to extensions or outbuildings and fenestration. However this does not prevent a planning application being made for the extension.

3. Relevant Planning and Enforcement History

HGY/2024/0295,
Address: 63 Woodfield Way, Wood Green, London, N11 2NR
Proposal: Proposed front garden wall and gates.,

Decision Date: Under Consultation

HGY/2022/0465

Address: Land rear of 40 Durnsford Road

Proposal: Non-material amendment following a grant of planning permission reference HGY/2019/1019) to amend the drawings and details approved under Condition 1 (Approved Plans), Condition 4 (Landscaping) and Condition 7 (Means of enclosure). Minor amendments are summarised as: relocation of vehicular access opening to the east, and replacement of gravel chippings, stone sets porcelain paving and planting with concrete blocks

Decision: Approve with conditions

Decision date: 09/03/2022

HGY/2020/2058

Address: Land rear of 40 Durnsford Road

Proposal: Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2019/1019

Decision: Approve with conditions

Decision date: 02/09/2020

HGY/2019/2571

Address: Land rear of 40 Durnsford Road

Proposal: Approval of details pursuant to condition 3 (materials), 7 (Means of enclosure), 8 (Construction Management Plan) & 9 (Cycle storage) attached to planning permission HGY/2019/1019

Decision: Approve with Conditions

Decision date: 13/11/2019

HGY/2019/1019

Address: Land rear of 40 Durnsford Road

Proposal: Erection of a single storey, three bedroom house with accommodation within the roof space

Decision: Approve with conditions

Decision date: 20/05/2019

4. CONSULTATION RESPONSES

Local amenity groups

Bounds Green & District Residents Association: No response

Neighbour Consultation

The application has been publicised by the way of letters. One representation was received neither objecting to or supporting the proposal, however highlighting the potential impact of the works proposed on trees within the vicinity of the development and concerns to their health and safety.

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 single storey extension will be modest in size and set back from front and rear boundaries. The site is not located within a Conservation Area, and the built form introduced will remain subservient in size to the host building. The extension would generally be finished in materials to match those of the existing dwelling.

Considering the points above, the proposal will be acceptable with regard to design and will not adversely impact the character of the area.

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 extension will be located away from neighbouring dwellings, and will not lead to overshadowing of existing rooms. The height of the building along the shared boundary to the north west will be 2.8m, however in the context of the site and existing vegetation and garage, this will not appear overly dominant. While the building will infill part of the site, it will retain acceptable setbacks from the eastern boundary and with a pitched roof so as not to dominate or lead to a sense of enclosure. No windows are proposed that would lead to unacceptable impacts on privacy of neighbours. Along with the area of retained rear garden space, the proposed building will have an acceptable impact on the amenity of surrounding neighbours.

Other matters

DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to appropriately respond to trees on and close to the site.

A representation has been received highlighting potential impacts on neighbouring trees that adjoin the boundary of the proposed development. No TPO is present in the area, nor is the site a conservation area. Notwithstanding this, noting the size of the trees there is the potential for impact upon the root system. A condition is recommended to ensure excavation works are carried out to minimise potential impacts to the adjoining trees.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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 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.

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 All excavation works, within the root zone of neighbouring trees, relating to the approved development shall be overseen by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management 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.

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.