



Officer Report

Application Number:	HGY/2024/0538
Application Type:	Householder planning permission
Address:	37 Sirdar Road, Wood Green, London, N22 6QS
Proposal:	Proposed garage conversion with new pitched roof over and improvements to front elevation, including re-instatement of front boundary walls (AMENDED DESCRIPTION).
Case Officer:	Zara Seelig
Valid Date:	29/02/2024
Applicant:	Selwynco Ltd
Agent:	Mrs Magda Adeyemi

RECOMMENDATION

Approve with Conditions

1. Proposed Development

The proposal is for a garage conversion with new pitched roof over and improvements to front elevation, as well as the re-instatement of area of front boundary wall.

2. Site and Surroundings

The application site is a two-storey end of terrace purpose-built maisonette, this application relates to the ground floor maisonette with attached garage that forms part of this application, situated on the Northern side of Sirdar Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

3. Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

OLD/1979/1263 - 16/7/79 Attached garage and access to road. – Approved with conditions
HGY/2015/1822 - Demolition of an existing, attached garage to the side of 37 Sirdar Road, sub-division of the plot and the erection of an attached, two-storey, one-bed dwelling, with accommodation arranged over 3 floors – Refused and subsequently dismissed at appeal.

4. Consultation response

The responses below were received following consultation on the application:

Internal:

Transportation: concerns raised regarding the conversion of the garage resulting in the loss of parking, however, there is off street parking on the existing frontage. The garage is small in size and not practical for car parking. The comments raised regarding details of cycle parking and waste/refuse storage are not applicable as there is no increase in the number of units on the site and the proposed works are limited in nature.

5. Local representations

No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

6. 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.

The proposal would be considered acceptable in terms of design, it is subservient and the proposed materials to be used are considered to compliment the application dwelling. There are other examples of demolition/conversion of garages within the surrounding area, including no. 105 Boundary Road, although this is for the demolition of the garage and conversion of a larger scale two storey side extension, rather than the conversion of the existing garage with the addition of a pitched roof which is the case in this application. The proposal is of a simple design that is considered acceptable and would improve the internal layout of the existing ground floor maisonette, allowing for an internal reconfiguration, in turn giving more light to the kitchen space. An amendment was sought for the reduction of the height of the roof and the reinstatement of the boundary wall to the frontage.

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 amenity of neighbouring resident.

The proposal, to convert the garage to a habitable room and add a pitch roof, due to its end terrace location and distance from neighbouring properties, in addition to its single storey nature, would not adversely impact neighbouring amenity. There are no existing windows on the flank elevation at first floor level where the garage conversion and addition of pitched roof is to take place, that would result in any loss of daylight/sunlight to the occupiers of the unit at first floor level. The proposal would therefore not adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. 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.

6. Recommendation

GRANT PERMISSION with 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.

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: 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.