



Officer Report

Application Number:	HGY/2024/0683
Application Type:	Householder planning permission
Address:	20 Croxford Gardens, Wood Green, London, N22 5QU
Proposal:	Retention of the side extension and removal of the external storage to the front and reducing the front garden walls to 1m in height.
Case Officer:	Sarah Madondo
Valid Date:	14/03/2024
Applicant:	Mr Vasile Tiplea
Agent:	Mr TY TIKARI

RECOMMENDATION

Approve with Conditions

Proposed Development

Retrospective planning application for retention of side/front wall and an external storeroom built beyond the principle elevation.

Site and Surroundings

The site is located to the western side of Croxford Gardens, a short cul-de-sac off The Crossway. The area is residential in character. It is not located in any conservation area.

Relevant Planning and Enforcement History

ENF/2023/0432 - Enforcement investigation into the unauthorised erection of a single storey structure to the front of the property. Case ongoing (awaiting the outcome of the current retrospective planning application).

HGY/2023/3324 - Retrospective planning application for the erection of a ground floor side extension, side/front wall and an external storeroom built beyond the principle elevation.
REFUSED.

HGY/2020/295120 - Retrospective planning permission granted for the retention of first floor side extension.

HGY/2020/0479 - Planning permission refused for the erection of a new 3 bed house to be located to the side of No. 20 along with associated existing building alterations consisting of a rear and dormer extension.

HGY/2016/3942 - Lawful Development Certificate granted for proposed single storey rear and side extensions and hip-to-gable and rear roof extension.

CONSULTATION RESPONSE

NONE.

LOCAL REPRESENTATION

The application has been publicised by way of letters. No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

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.

In terms of context of the area, the corners of the junction between The Crossways, Croxford Gardens and James Gardens are clearly defined and enhanced by a mixture of mature hedges, medium sized privet hedges and paved front gardens. This appears to be distinct characteristics of the corner properties in this area.

Following the refusal of HGY/2023/3324, the application has been revised such that this application is for the retention of side infill extension and alterations to reduce the front wall to 1 metre which is considered acceptable.

The side extension infill the gap on the side elevation, would be 5.8 metre wide and 8.8 metres deep. The existing side extension would be single storey and would have a flat roof. The extension would be screened by the high vegetation on the boundary with no. 9 The Crossway.

Overall it is considered that as amended the single storey existing side extension and 1 metre brick wall would not have adverse impact upon the character and appearance of the area. It would comply with policies DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; and London Plan Policy D6

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.

Given that the height of the extension would be below the existing boundary fence at the no. 9 The Crossway, it is considered that this property would not be significantly harmed, as the extensions would be screened by the existing boundary treatment.

Conclusion

The existing extension would not have an adverse impact upon the character and appearance of the area. It would comply with policies DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; and London Plan Policy D6. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conditions:

- 1 The development hereby approved shall be fully implemented within 3 months of the date of this decision

Reason: In order to remedy the unauthorised works and to enhance and preserve the character and appearance of the area.

- 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: 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.