



Officer Report

Application Number:	HGY/2024/0822
Application Type:	Householder planning permission
Address:	85 Perth Road, Wood Green, London, N22 5QG
Proposal:	Erection of a single storey rear and side extension and conversion of garage into habitable room.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	22/03/2024
Applicant:	Mr Afrim Toci
Agent:	Berisha

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is a two-storey end of terrace property situated on the northern side of Perth Road, directly opposite Paisley Road. The property has an existing rear dormer and existing single storey side garage, which is proposed to be demolished. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

Single storey side and rear extension and conversion of the garage into habitable room.

3. Relevant Planning and Enforcement History

- HGY/2018/1219 - Granted 15/06/2018 - Single storey side and rear extension and conversion of the garage into habitable room.
- HGY/2004/0617 - PNR 21/02/2018 - Certificate of lawfulness for a single storey rear extension and conversion of garage into habitable room.
- HGY/2004/0617 PNR 22/04/2004 Certificate of Lawfulness for the conversion of roof from hip to gable and erection of rear dormer window.

4. CONSULTATION RESPONSES

Internal & External Consultees

- **None**

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

Objecting 0

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

Background

The principle of development has already been accepted by virtue of previous planning permission under reference HGY/2018/1219 dated 15/06/2018 for (Single storey side and rear extension and conversion of the garage into habitable room). Therefore, the substantive development has been accepted. The difference between the current proposal and the previously approved scheme relates to both side and rear extension. The proposed single storey side extension has now been aligned with the main front wall of the house and the single storey rear extension has also increased in depth from 3.5m to 4.0m. Given the single storey nature of the side extension, the proposal to bring side extension in line with front wall of the house is considered acceptable in this instance. This element of the scheme would also come within the allowance of permitted development.

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 extensions are of an acceptable design and appearance. It is considered that the proposal would be well designed and complements the character and appearance of the host property. The form and design would respect the host dwelling and adequate amenity space would be retained.

The proposed side extension replaces the existing side garage. The design is similar to many other in the locality. The lack of set back from the front wall of the dwelling still allow for suitably sized car parking space to be accommodated within the front garden.

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.

Rear extension of modest depth and replaces existing with greater depth on the common boundaries. Presence of existing rear extensions at nos. 83 and 87 Perth Road, together with northerly orientation of the rear extension mitigate against loss of light and outlook to these adjoining properties. Proposal extends beyond the rear wall of existing extensions at nos.83 and 87 Perth Road by only 1.5m, so will not have any significant material impact on these adjoining occupiers.

Side extension aligns with first floor sidewall of the host property. The only window in the neighbouring property affected by the proposed extension is to a non-habitable room (hallway). There is therefore considered to be no material impact on the amenities of neighbours arising from the proposal.

The front curtilage of the dwelling provides space for the parking of one car and therefore the loss of the garage in this instance is considered acceptable and would not have any impact on the local highway network.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of the adopted Local Plan 2017. The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in any significant material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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.

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.

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.