



Officer Report

Application Number:	HGY/2024/0295
Application Type:	Householder planning permission
Address:	63 Woodfield Way, Wood Green, London, N11 2NR
Proposal:	Proposed front garden wall and gates.
Case Officer:	Nathan Keyte
Valid Date:	05/02/2024
Applicant:	Ms NICOLA CALAFATI
Agent:	Mr Joe Davies

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 63 Woodfield Way is two storey building constructed following planning permission post 2018. The building is in use as a household.

The building is not listed nor within a conservation area.

A site visit was undertaken 03.06.2024 to view the site from the public domain.

PROPOSED DEVELOPMENT

It is proposed to erect a new front garden wall, to be part brick and part aluminium. The works include a gate for a car and a separate front pedestrian gate.

Following submission, the wall has been reduced in height from 1.8m to 1.6m, and with a decrease in surface area of brick wall to be utilised.

Site History

All existing planning applications have been considered for this application.

HGY/2024/0280,
Address: 63 Woodfield Way, Wood Green, London, N11 2NR
Proposal: Single-storey side extension,
Decision Date: 9 April 2024
Decision: Approve with Conditions

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

CONSULTATION RESPONSES

Local amenity groups

Bounds Green & District Residents Association: No response

Neighbour Consultation

The application has been publicised by the way of letters. No comments have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

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 front boundary fence will be 1.6m in height, and similar in height to other fencing along the shared boundary. Design of fencing and gates differ within the street, considering the site is not in a conservation area, in this particular case the impact upon the design and appearance of the area would not be so great as to justify refusal of the application.

Amenity Comments

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.

By reason of the nature and scale of the development proposed, it will have no significant impact on the amenity of neighbouring properties.

CIL APPLICABLE

N/A.

Conclusion

The proposal is considered acceptable. 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.

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: 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: 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: 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.