



Officer Report

Application Number:	HGY/2024/0670
Application Type:	Householder planning permission
Address:	11 Northbrook Road, Wood Green, London, N22 8YQ
Proposal:	Single storey rear extension
Case Officer:	Josh Parker
Valid Date:	11/03/2024
	4
Applicant:	Mr Roy Youssof
Agent:	Mr Peter Goulde

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The subject site comprises a two-storey, end-of-terrace Victorian dwelling located on the northern side of Northbrook Road, N22. The building is constructed in a yellow stock brick with a hipped tiled roof. The property is not listed, nor in a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing a single storey rear extension.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CONSULTATION

There were no statutory consultees for this planning application.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0

Support: 0

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed rear extension projects as far as the existing rear extension to the neighbouring property No. 9 Northbrook Road to the east. The extension would protrude modestly 0.65m beyond the existing width of the outrigger projection, and would project 3.6 metres beyond the outrigger projection, with a maximum height of 3.15m. These works include a small rooflight.

The materials for the extension are indicated as to be brick. A condition shall be imposed on the development requiring the exterior of the extension to be clad in materials to match the host building.

The proposed extension would respect the scale, form and character of the host dwelling and wider locality.

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.

The positioning, siting, massing, depth and height of the extension would not have unacceptable impact on light, outlook and sense of enclosure or privacy of neighbouring residential occupants.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy.

Conclusion

Subject to conditions the proposal is considered acceptable with regards to design, character and amenity considerations. 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.

CIL

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.

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: 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.