



Officer Report

Application Number:	HGY/2024/1282
Application Type:	Householder planning permission
Address:	37 Sirdar Road, Wood Green, London, N22 6QS
Proposal:	Erection of single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	07/05/2024
Applicant:	Selwynco Ltd
Agent:	Mrs Magda Adeyemi

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representation was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey end-of-terrace property on the northern side of Sirdar Road next to the junction with Hawke Park Road. The site is not within a conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

HGY/2024/0538 – Proposed garage conversion with new pitched roof over and improvements to front elevation, including re-instatement of front boundary walls (AMENDED DESCRIPTION). Approved 25/04/2024.

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 03/12/2015.

The proposal involves the erection of single storey rear extension. The new extension would be approximately 3m high with a flat roof and two rooflights. It would be 3.2m deep and built from the western side boundary to the existing two-storey rear outrigger. The new extension would be finished in cream colour and have anthracite grey colour bi-folding door and a casement window at the rear. Due to its corner location, the extension would be observable from Hawke Park Road. However, given the height of the proposed extension and the fact that the extension would only be 1m higher than the existing boundary fence, it is subordinate to the host building and would not adversely affect the existing street scene and of the locality.

The existing side garage has been recently converted into a bedroom and a dining room under permission ref: HGY/2024/0538. The applicant is seeking to install a rear rooflight to the pitched roof the garage and a small chimney. The chimney would be constructed in brick to match the existing. The proposed works are of relatively small scale and would not materially impact the appearance of the host building. The proposal is acceptable in terms of design.

Given that the proposed rear extension is on the western side of the site and only 3m tall, it is not considered to result in any material impact on the residential amenities of adjacent neighbours in terms of loss of daylight/sunlight, privacy, or appear overbearing. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 demonstrated in the drawings hereby approved.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:**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: 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.