

# Officer Report

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|----------------------------|-----------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/2396</b>                                                  |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                       |
| <b>Address:</b>            | Flat B, 298 Alexandra Park Road, Wood Green,<br>London, N22 7BD       |
| <b>Proposal:</b>           | Basement extension to the rear of the property with<br>new lightwell. |
| <b>Case Officer:</b>       | Roland Sheldon                                                        |
| <b>Valid Date:</b>         | 30/08/2024                                                            |
| <b>Applicant:</b>          | 4<br>Mr Nathan Stock                                                  |
| <b>Agent:</b>              | mrs Shihanaz Mehra                                                    |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. Site and Surroundings**

The subject site contains ground/basement floor flat within a two-storey end-terraced two-storey (with lower-ground floor level) property located on the southern side of Alexandra Park Road, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

### **2. The Proposal**

The application is for a basement extension to the rear of the property with new lightwell.

### **3. Relevant Planning and Enforcement history**

The planning history in relation to the site is as follows.

Relevant planning history:

#### **298 Alexandra Park Rd, N22**

OLD/1976/0013: 19/2/76 Conversion into two self-contained flats and erection of a single storey rear extension – Approved 24/5/1976

HGY/2019/2657: Formation roof dormer to side and rear roofslopes and six rooflights to existing first floor flat (Class use C3) – Approved 12/11/2019

HGY/2024/0239: Proposed extension to rear of existing basement area with associated lightwell, extension of existing single storey rear extension – Granted 07/03/2024

HGY/2021/2409: Formation of an off-street parking space on the front garden with associated erection of a car port, retaining walls, and alterations to the front boundary treatment, pedestrian access path, and front lightwell – Refused 07/10/21 Appeal dismissed 11/04/2022

HGY/2016/1055: Excavation of basement with front lightwell with bay window and rear lightwell with double door opening – Approved 20/06/2016

HGY/2013/0159: Erection of single storey front and rear extensions – Approved 22/3/2013

HGY/2012/2131: Erection of single storey extensions to the front and rear – Approved 31/12/2012

No planning enforcement history.

#### **4. Consultation response**

LBH: Building Control: No objections to the proposal. Detailed specifications will be required as part of a building regulations application.

#### **5. LOCAL REPRESENTATIONS**

The application has been publicised by 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:

Objecting: 0

Supporting: 0

#### **6. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity and
3. Basement works.

##### **Design & Character**

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 property already benefits from a single storey ground floor rear extension, with associated front and rear lightwells serving the basement level. Planning permission has previously been granted for a single storey rear extension with altered lightwell position under planning reference HGY/2024/0239.

### **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.

The increase in footprint of the basement and the lightwell would not have any impact on the amenities of the neighbouring occupants of no. 300 in terms of outlook, light or privacy, or on the occupants of Anderton Court to the west.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

### **Basement works**

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

The supporting text to policy DM18 outlines that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.

The basement area underneath the property were originally approved under planning application HGY/2016/1055 and subsequently implemented. Building Control commented on that application that the submitted information (including basement impact assessment) was adequate albeit lacking a trial dig, subject to detailed information being provided with the formal Building Regulation application (for which an initial notice was accepted for the works to be overseen by a private company).

The proposed works subject to this current application are not located on a shared boundary with neighbouring buildings, as with the original basement application, and therefore are less contentious with regards to structural integrity of neighbouring developments. Building Control have reviewed the current scheme and have raised no objections to the proposal at this stage.

The structural integrity of the basements/ buildings would need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of works on site (including temporary works) are properly planned and carried out.

In terms of the Party Wall Act any developer/ property owner wishing to excavate a basement must notify the adjoining owner with a description of the works and details of whether/how the neighbouring structures will be strengthened or safe guarded (i.e. when within 3m of a neighbouring structure and extends deeper than that structure's foundations; or within 6m of the neighbouring structure and to a depth below a line drawn down at 45 degrees from the underside of that structure). An adjoining owner can dispute the works and has the right to, amongst other things to require reasonable measures to be taken to protect their property from damage that is foreseeable.

## **7. Conclusion**

The proposal is acceptable with regards to design, character and amenity impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## 8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

## 9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.  
  
Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.  
  
Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy DM18 of the Haringey Development Management Plan 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.