



Officer Report

Application Number:	HGY/2024/2661
Application Type:	Householder planning permission
Address:	97 Farrant Avenue, Wood Green, London, N22 6PD
Proposal:	A single-storey side-return infill extension to the rear of the property.
Case Officer:	Adam Silverwood
Valid Date:	02/10/2024
Applicant:	Ms Leila Mactavish
Agent:	Ms Kathleen Chan

RECOMMENDATION

Approve with Conditions

1. Proposed development

This application seeks permission for a single-storey side-return infill extension to the rear of the property.

2. Site and Surroundings

The application site is a mid-terrace property located on the northern side of Farrant Avenue. The property is within Noel Park Estate Conservation Area. The estate was built by the Artizans, Labourers, and General Dwellings Company between 1884 and 1900, Noel Park is a visually coherent residential estate of architecturally unified streets and terraces having a series of different house types with fine decorative details, slate and plain clay tile roofs, timber sash windows, neat front bounded gardens, high quality facing materials and traditional craftsmanship.

3. Relevant Planning and Enforcement history

There is no planning application history that is relevant to this site.

4. Local representations

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring properties. No responses were received.

5. Material planning considerations

The main planning considerations raised by the proposed development are:

- Design and impact of the proposed development on the character and appearance of the conservation area;
- Impact on the amenity of adjoining occupiers.

Design and impact on the character and appearance of the conservation area

The National Planning Policy Framework (2023) requires, within paragraph 208, that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed application seeks to provide a 'lean-to' rear extension of approximately 3.9 metres depth and for the full width of the rear of the building at 4.5 metres total. The application details that the proposed materials would consist of brickwork and roof tiles that match that of the existing dwelling. The proposed rear elevation window would be set within an aluminium frame.

The proposed development would not be visible from the street and is therefore considered not to materially impact on the character and appearance of the host dwelling or of the conservation area more generally and is therefore considered acceptable in design and heritage terms.

Officer assessment of aerial views and neighbouring planning history indicates that multiple dwellings located within this street and adjacent have had extensions of similar depth which have not had a material impact on the character and appearance of the conservation area. As such the conservation area here will not be harmed and as such left preserved.

Impact on the amenity of adjoining occupiers

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 amenity of neighbouring resident.

The application proposes a rear 'lean-to' extension of 3 metres height where it meets the host dwelling, and 2.4 metres height where it abuts the adjoining dwelling.

Officers note that although other properties within the surrounding area have benefitted from rear extensions of similar depth and height that the two directly adjoining properties do not have any rear extensions constructed.

While the extension will have some impact on the amenity of No 95, i.e. its inner rear facing window, this is not viewed to be significant in planning terms, in part noting that a rear extension to a depth of 3m can be built under 'permitted development' rights and taking account of the current boundary fence.

The height of the extension on the boundary has been kept low. Specifically, the proposed extension is designed to be a 'lean-to' with the height pitching down from the side of the two-storey outrigger down to boundary line with No 95. At a height of 2.4 metres and not very deep the proposed rear extension is not considered to significantly block light to the adjacent dwelling or be overbearing. In this case conditions of light and outlook to the window in question is already restricted by the current boundary fence and the backdrop of the existing two-storey outrigger.

There are two rooflights proposed on the extension and one large rear window is proposed on the rear elevation which faces directly into the rear amenity of the host dwelling, neither are considered to materially impact the amenity of adjoining occupiers.

No extension beyond the existing rear projection on this side is proposed and as such the works here present no issues for the amenity to the occupiers of this property.

Conclusion

The proposed extension is considered to be acceptable with regards to its impact on the character and appearance of the conservation area and neighbouring amenity and such in conformity with the standards and requirements expected within policies DM1, DM9 and DM12 of Haringey DMD (2017), Policies HC1 of the London Plan (2021) as well as the NPPF (2023).

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the

approved details and in the interests of amenity.

- 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.

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.

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.