



Officer Report

Application Number:	HGY/2024/2257
Application Type:	Householder planning permission
Address:	55 Winton Avenue, Wood Green, London, N11 2AR
Proposal:	Single storey rear extension.
Case Officer:	Eunice Huang
Valid Date:	08/10/2024
Applicant:	Mr J Aufenast
Agent:	Mr Tom Kaneko

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSES

There were no consultees for this planning application.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters.

One representation has been received supporting the proposal.

REASONS FOR GRANTING PERMISSION

This is an application for the erection of a rear single storey extension.

The subject site is a two storey semi-detached dwelling located on the western side of Winton Avenue. The site is not located within any 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/2021/0476 - Non-material amendment to planning permission HGY/2019/1050 for rear dormer roof extensions to amend material (zinc cladding instead of lead) window / door siting and gable end detailing. Approved with conditions.

HGY/2019/1050 - Rear dormer roof extensions. Approved with conditions.

The proposal is to erect a single storey rear extension, 2.6m deep and 2.7m wide. This would involve the demolition of the existing store in this location. The extension would be aligned with the existing northern flank wall of the dwelling. This flank wall is setback 900mm from the common boundary with No. 57. The extension would have a flat roof, which would match in height to the

existing rear roof of the ground floor. Due to the sloping topography, the proposed extension would measure up to 3.73 metres height on the northern flank wall.

The proposal would be composed of yellow stock bricks with red brick corner detail to match the detailing of the host building.

The proposed scale, footprint, design and siting of the extension maintains the legibility of the existing rear façade of host building. The rear elevations of surrounding properties along Winton Avenue display a variety of alterations and extensions. The size and scale of the proposed extension would not be at odds with other extensions within the rear elevations of Winton Avenue.

Thus, bulk, massing, design and materials of the extension would respect the scale, form and design of the host building. The proposal is therefore acceptable with regards to design and character considerations.

The development would not have an overbearing impact upon No. 57 Winton Avenue, by virtue of its modest volume and 900mm setback from the common boundary. Furthermore, based on a 45 degree test in plan and elevation, the proposal would not cause an adverse overshadowing impact on the rear windows of No. 57.

Nor would the depth, height and massing of the rear extension have an adverse impact upon No. 53 Winton Avenue. The finished floor level of the extension and upper terrace is elevated above existing ground level, by approximately 800mm and 250-500mm respectively. Existing thick bamboo planting on the common boundary provides screening against views from the side-glazing of the extension and upper terrace. This is an established deciduous planting. The boundary fence sits behind the planting, standing 1.8m high above existing ground level – which would be lower than eye-level on the upper terrace and in the extension. The extension is setback 3.5m from this boundary. It is noted that no objections have been received by the adjoining neighbour at No. 53.

The proposal is therefore acceptable with regards to amenity impact considerations.

The proposal is considered acceptable with regards to design, character and amenity impact considerations. The proposed development is in general accordance with Policies DM1DM12 of the Development Management, Development Plan Document 2017 and Policy SP11 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.

CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PLANNING 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 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: 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.