



Officer Report

Application Number:	HGY/2024/0709
Application Type:	Full planning permission
Address:	Flat A, 7 Eastern Road, Wood Green, London, N22 7DD
Proposal:	Erection of ground floor rear extension to ground floor flat.
Case Officer:	Iliyan Topalov
Valid Date:	14/03/2024
Applicant:	Kettenis
Agent:	Daniel Beardsley

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the construction of a single-storey ground floor rear side extension.

Site and Surroundings

The application relates to a ground floor flat on the south east side of Eastern Road, off of Bounds Green Road. The terrace features two storey closet wings and modest rear gardens. The site is not within a conservation area and does not relate to any listed building.

Relevant Planning and Enforcement history

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

HGY/2024/0907 - Ground floor rear extension to ground floor flat.- Approved: 30/05/2024

HGY/2024/0710 - Erection of rear dormer with linked roof extension, installation of 3 front rooflights
- Approved: 07/06/2024

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 11 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

No comments were received in response to neighbour notification.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design and appearance;
- 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.

The application seeks a single storey rear side extension located between the rear outrigger and the boundary. The extension will measure 1.75m in width, 2.5m in height at the eaves, and 7m in total length of which 1.5m will be left unbuilt to serve as a lightwell.

The proposed extension would not project further than the depth of the rear outrigger. The exterior of the extension will use bricks to match the host building. The proposal would be proportionate and subordinate to the rear elevation. As such, the extension is acceptable in design terms.

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. 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 height of the extension at No. 7 is set down on the common boundary with No. 5 to 2.5m and would not be significantly higher than that of a 2-metre-high fence that could be constructed under permitted development.

By reason of its dimensions, back drop of the current outrigger and the sloping nature of the extension down to the boundary line the extension is not be considered to give rise to unacceptable loss of light or outlook to No. 5. There will be no material loss of privacy to neighbouring properties. As such the proposal is acceptable in amenity terms.

Conclusion

The proposal is considered acceptable in respect of design and neighbouring amenity. 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

4. CIL APPLICABLE

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.

5. RECOMMENDATION

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 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: 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: 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.