



Officer Report

Application Number:	HGY/2024/3190
Application Type:	Householder planning permission
Address:	67 Mayes Road (Ground Floor Flat), Wood Green, London, N22 6TN
Proposal:	Erection of rear extension and the re-building of the front porch.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	22/11/2024
Applicant:	Daniela & Patrizia bevilacqua & Pesavento
Agent:	Mr Roger Ashman

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of single storey rear extension continuation of the original rear outshoot. The proposed rear extension measures 3.2m in depth, 5.6m in width with overall height of 2.9m to the flat roof rising to 3.0m to parapet wall.

Proposal also includes rebuilding of the existing front porch. The front porch extension would project approximately 0.8 metres beyond the front entrance door in line with bay window and 1.8 metres in width. The proposed front porch extension would be across the front entrance of dwelling. It would have a pitched roof with a maximum height of 2.7 metres. The resultant front porch would have 1.44 square metres externally measured.

2. Site and Surroundings

The subject property is a three-storey semi-detached property situated on the southern side of Mayes Road, close to the junction with Brooke Road. The property has single storey infill rear/side conservatory extension. Surrounding area is wholly residential in character. Proposal relates to the ground floor flat.

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

3. Relevant Planning and Enforcement history

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

- HGY/1996/0002 – Granted 13/02/1996 - Erection of a single storey rear extension incorporating conservatory and new kitchen.
- HGY/1989/0157 – Granted 05/07/1989 - Formation of vehicle crossover.

4. Consultation response

None.

5. Local representations

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

1 representation received.

- Objection on the grounds that proposed window is located close to upper floor flat entrance. The alleyway is narrow and north facing with a 10-meter wall directly opposite it. This means that the proposed window would allow very little light into their property, offering minimal practical benefit to the ground-floor. On the other hand, the close proximity of the window to our entrance door creates unwanted disruption to our privacy. We believe the disadvantages to us outweigh the benefits to the ground-floor in this instance.
- Lack of Detail on the Proposed Front Porch -There is insufficient detailed information provided, including measured drawings and material specifications.

Comments on representations.

The objector's comments are noted. The window to the side alley is an existing window serving the bedroom on the ground floor flat. The position and size of the window remain the same and as such does not form part of this application. The window in question is already in situ. The said window is set away sufficiently from the entrance to the upper floor flat and it is anticipated unlikely to cause any harm or loss of privacy to the adjoining occupiers.

The proposed front porch replaces existing porch of the same depth and width with modest increase in height. The submitted details are sufficient to adequately assess the application. The plans are in metric scale and a condition would be imposed to ensure that materials matches existing.

5. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Impact on neighbouring amenity.
3. Other considerations.

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 has been amended following officers' advice. Proposed depth of the single storey rear extension has been reduced from 3.6m to 3.2m and height of the extension has also been reduced adjacent No.69. The changes overcome the concerns raised by officers.

The design and appearance of the ground rear extension is considered acceptable within the street scene and would not detract from the character of the immediate area. The design of the roof complements the existing roof form of the host property. The proposal would appear subordinate to the host property and the overall form and design would respect the dwelling/terrace.

Front porch

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The proposed front porch is of an acceptable size and would not detract from the character of the street scene. The porch is considered a sympathetic addition to the host dwelling and the street scene and does not dominate the front of the house. It is also important to note that the proposed front porch would come within the allowance of permitted development and as such do not require planning permission.

Impact on amenity

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 existing conservatory extension on the host property already restrict light and aspect upon the attached neighbouring property at no.65 Mayes Road, the side elevation within tunnel back contains windows which serves kitchen area. The proposed is not of a sufficient scale to be overly obtrusive or to appear dominating or overbearing from the

windows or garden of no.65 sufficient to cause any significant material harm to living condition in respect of outlook.

The proposed extension would be a significant distance or set in from the boundary with neighbouring property at No.69 and as such given the modest depth, there would be no significant harm on daylight and sunlight to this property. The proposed depth would not have a significant impact on privacy or anyway overbearing upon this immediate detached adjacent neighbour. There would be no significant harm to the amenities of the adjacent occupiers, as the proposal extends only 3.2m beyond the original rear wall with minimal effect on its light and outlook.

Conclusion

Taking account of the matters discussed above the proposal is considered acceptable in design terms and will have no significant material impact on 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.

7. CIL Applicable

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

8. Recommendation

GRANT PERMISSION subject to 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 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 precisely 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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey

Informatives:

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 their 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.

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.