

Officer Report

Application Number:	HGY/2024/3429
Application Type:	Householder planning permission
Address:	111 Nightingale Road, Wood Green, London, N22 8PT
Proposal:	Erection of a first floor rear extension and insertion of window at first floor rear elevation. Replacement of windows and doors to ground floor rear and side elevation.
Case Officer:	Sabelle Adjagboni
Valid Date:	16/12/2024
Applicant:	4 Laura Brennan
Agent:	Jack Hughes

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a first-floor side extension above the existing ground floor with associated external alterations to windows and doors.

Site and Surroundings

The application site is a semi-detached house towards the western end of Nightingale Road, near its intersection with Bounds Green Road. It falls within the Bowes Park Conservation Area but is not a listed building.

The Bowes Park Conservation Area is a good example of the scale and type of speculative residential development that occurred in the latter half of the 19th century. The early houses are good examples of exclusive villa developments for an affluent clientele, which was quickly superseded by more intensive terraces of varying scale and architectural pretension as suburban living became accessible to a wider range of incomes. The Bowes Park Conservation Area is almost exclusively residential, and it derives its special interest from the surviving Victorian and Edwardian houses that were built over a period of several decades as the local transport network expanded, the designs of these streets allow identification of specific builders who adopted distinctive approaches.

111 Nightingale Road is part of a group of semi-detached houses from the later 19th century. They are formed of stock brickwork with a large ground floor canted bay window, but few retain the original 2 over 2 timber sashes. This group has been altered more than the rest of the street. No. 111 has had poor quality window replacements and to the rear has also been altered previously, the rear outrigger appears to be a later intervention/alteration.

The other houses in this group all have two storey outriggers, very similar to that proposed here.

Relevant Planning and Enforcement history

There is no recent relevant planning history in relation to the site.

Consultation response

The comments received following the consultation on this application have been summarised as follows:

LBH Conservation Officer

There is no objection to the proposals, provided the materials match as set out in the annotations. Whilst it would be preferable to reduce the length of the proposed outrigger to match the same depth as the adjacent outrigger and maintain this line, this small increase wouldn't be considered to cause harm to the Bowes Park Conservation Area. Overall, the proposals would be considered to have a neutral impact to the significance of the Bowes Park Conservation Area.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 6 letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the character and appearance of the conservation area
2. Impact on neighbouring amenity

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

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.

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 first floor extension would match the depth and width of the existing outrigger at ground floor. It will mirror the eaves roof design of the adjacent property it is paired with. The proposed materials will also match the existing. Given that such extensions are common on the street and that the proposed design will match the adjoining property, the scheme will create a balance between the two and will be in line with the pattern of development in this part of the conservation area.

On the ground floor, the existing rear door and side windows are proposed to be replaced and be slightly bigger. This is considered acceptable and will allow a good amount of light internally.

Overall, the proposal would be proportional and subordinate to the host dwelling, not detracting from its design and appearance. It will not have an adverse impact on the character of the conservation area.

As such, the proposal is considered in line with the above policies.

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.

No side windows are proposed on the first-floor extension. It is also considerably set back from the neighbours at 113. Hence, the impact on privacy, daylight, overshadowing, and sense of enclosure is negligible.

The extension is about 300mm deeper than its other pair at 109. However, in real life this would hardly be noticeable and therefore would not have an adverse impact on the amenities of these neighbours.

Therefore, the proposal will have an acceptable impact on the neighbouring amenity.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal considered acceptable.

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

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2024/3429

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 original 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: 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.

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.