



Appeal Decision

Site visit made on 17 September 2024 by J Reed MPlan

Decision by Chris Forreth BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 February 2025

Appeal Ref: APP/Y5420/D/24/3346372

4 Hastings Terrace, Conway Road, LONDON, N15 3BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Tony Carr-De La May against the decision of the Council of the London Borough of Haringey.
 - The application Ref is HGY/2023/3172.
 - The development proposed is erection of a first-floor side extension above an existing single-storey side extension.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of a first-floor side extension above an existing single-storey side extension at 4 Hastings Terrace, Conway Road, London N15 3BE in accordance with the terms of the application, Ref HGY/2023/3172 subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos: 700/OS; Block Plan BC/620/11; First Floor Plan BC/620/4 Rev D and Elevations Plan BC/620/5 Rev C.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The above description is taken from the decision notice since the proposal has been amended during the time it was with the Council. I have proceeded on this basis since it was the scheme they determined.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the host property and the wider area.

Reasons for the Recommendation

5. The appeal dwelling is a two-storey end of terrace property with a gable roof situated on the mainly residential street of Conway Road. The area is dominated by blocks of terraced properties which are similar in scale to the appeal property and which results in a distinctly urban feel to the appeal site and its surroundings. The appeal site itself is located on an outside bend of Conway Road on a corner plot. At ground floor level there is an existing extension which links the appeal site with 24b Conway Road. At first floor level there is an undeveloped gap between these buildings.
6. The proposed extension would be located to the side and front of the appeal dwelling. Given the predominantly terraced character of the area, the infilling of the gap between the appeal property and No.24b would respect the overriding character of the area. This is particularly the case as there is no great sense of openness owing to the densely developed nature of the surrounding built form. The size, scale and position of the extension would therefore be readily absorbed into the existing dwelling and as part of the wider terrace within the street scene. As such, the continuation of the terrace would not result in any harm to the host property or the overriding character of the area.
7. Consequently, the proposal would not result in a harmful effect on the character or appearance of the host property or the wider area. As such it would comply with Policy DM1 of the Development Management, Development Plan Document (2017) and Policy SP11 of the Haringey Local Plan Strategic Policies (2017) which combined seek to achieve a high standard of design which contributes to the distinctive character and amenity of the local area, and which enhances the built environment.

Conditions

8. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. In the interests of the character and appearance of the area, a condition relating to matching materials is also necessary.

Conclusion and Recommendation

9. For the reasons given above the appeal should be allowed.

J Reed

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence, and my representative's report, and on that basis the appeal is allowed.

Chris Forrett

INSPECTOR