

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2214

Ward: Muswell Hill

Date received: 23/08/2022

Officer contact: Toby Williams

Last amended date: 22/09/2022

- *Erection of pergola structure added adjacent to the boundary with the neighbouring property No.146 to mitigate potential overlooking.*

Drawing number of plans: 3060-01, 3060-02, 3060-06, Fire Safety Strategy, 3060-06 A, 3060-04 A.

Address: 144 Cranley Gardens N10 3AH

Proposal: Single storey rear extension and raised patio/steps.

Applicant: Mr Marcus Jones

Site Visit Date: N/A

2. REPRESENTATIONS

2.1 One neither and one objecting representation was received in response to notification and publicity of the application.

- No Energy efficiency certificate for the proposed building works (Officer Comment: Not a material planning consideration).
- Statement is needed declaring what time of day building works can take place (Officer Comment: A planning informative will be added to the end of this report notifying applicants when building works can take place during the day).
- Impact on privacy of No.146 rear garden given the presence of the side window (Officer Comment: This objection is addressed in the below analysis).
- Drawings are inaccurate and application site extends into No.146 garden (Officer Comment: A planning informative will outline that planning permission gives no right to enter onto land that does not belong to the application site).

Objections received to revised scheme:

- Excessive levels of overlooking are still apparent given the upward slope of ground levels to the West (Officer Comment: Addressed in the below analysis).
- The proposed timber structure is only temporary and can be removed (Officer Comment: A planning condition will be put in place to ensure that the pergola structure is retained in perpetuity).
- The proposed pergola structure will create excessive means of overshadowing (Officer Comment: Addressed in the below analysis).

3. REASONS FOR GRANTING PERMISSION

- 3.1 The application site is a two-storey semi-detached dwelling located on the classified Cranley Gardens. The application site does not fall within a conservation area and does not have listed status.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 The proposed development includes the erection of a single storey rear extension 4.5m in depth which would feature a flat roof design with a height of 3.95m. The extension is to be built from rendered material. Included in the proposal also is a raised patio area approximately 30cm above ground level. Following objections received regarding the levels of overlooking created from the Easterly facing window, the applicant has since proposed a 6m deep pergola timber structure with a height of 2.78m at this boundary.
- 3.4 Officers have taken into consideration the semi-detached design of the property, along with its associated large garden. Given that the extension is to be single storey it is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. Its contrasting rendered finish will be a complimentary and respectful addition to the rear elevation of the host building.
- 3.5 The proposed extension is to be set in from the boundary with neighbouring property No.142 by 1.09m and given this separation distance it is not considered that the development would result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. It is also worth noting that a 45-degree angle has been provided on the submitted drawings which clearly illustrates that the extension would not have an obtrusive impact towards the amount of daylight received from the closest neighbouring window.
- 3.6 Regarding the boundary with No.146, officers have taken into consideration the objections received regarding the revised approach designed to mitigate excessive means of overlooking from the Easterly facing proposed side window. Officers deem that the proposed pergola structure at the boundary to be an appropriate form of mitigation that would obscure direct lines of sight. Moreover, the significant separation distance of 6m will also reduce any likelihood of overlooking from the window.
- 3.7 Officers also note that concerns have been raised regarding the potential impact of the pergola structure on daylight, however it is not envisaged that such a development would be obstructive here. Given the presence of an existing shed structure (to be demolished), along with large amounts of vegetation and bushes on the boundary, and given the proposed pergola's wooden construction, it is not considered overbearing, or materially worse in terms of its obtrusiveness, or impact on daylight and sunlight, compared to the situation that already exists. It is also noted that No.146 has planning permission for a single storey rear extension under application ref: HGY/2022/0467, which at just over 3m in depth, which further reduce the amenity impact of the current proposal on that property's amenity. The proposal is therefore acceptable in amenity terms.

- 3.8 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.
- 3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 approved plans comprise drawing nos 3060-01, 3060-02, 3060-03, 3060-04, 3060-05, 3060-06, Fire Safety Strategy. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The external materials to be used for the proposed development shall comply with the materials shown on the approved plans.

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 SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. The pergola structure shown on approved drawing no. 3060-06 A and 3060-04 A, shall be installed within 1 month of the completion of the approved extension and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.