

Officer's Report

Application Number	HGY/2022/2778
Type	Full planning permission
Location	66, Moselle Avenue, London, N22 6ET
Proposal	Erection of a single storey rear extension
Case Officer	Sabelle Adjagboni
Valid Date	26/09/2022
Applicant	Ms Colettis
Agent	Mr Don Orike

RECOMMENDATION

Approve with Conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension.

Site and Surroundings

The application site is a two-storey terraced property situated on the southern side of Moselle Avenue.

The site is located within the Noel Park conservation area, but it is not a listed building.

The property has an existing rear extension which the proposal aims to infill on the side. Full width side infills are quite common on the street and can be seen on many buildings.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 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 and appearance
2. Impact on the character and appearance of the conservation area
3. 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 proposed extension will match the depth and full width of the existing house. The proposed height of the extension is approximately 3.17m and features a flat roof. Given that the proposed extension is a single storey, its scale is considered subordinate and proportionate to the original building. The proposed materials match with the existing where applicable, thus, they do not undermine the existing uniformity of the building.

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

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation, and enhancement of the Borough's historic environment.

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 considered. 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, to be sensitive to context.

The Noel Park Character Appraisal and Management Plan (p.62) advocates against building rear extensions across the full width of the plot. However, looking at the specific context of the application site on Moselle Avenue, full width rear extensions are quite a common pattern of development, thus, the proposed extension is in keeping with the surrounding pattern of development in the area and it is considered that refusing the application based on the guidance of the conservation area appraisal would not be reasonable for this specific context.

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.

The overall height of the extension is approximately 3.17m and the scheme proposes a flat roof. Both neighbours at Nos. 64 and 68, currently have rear extensions. The proposal does not extend beyond the extension at No. 64 and therefore will have no additional impact on them. It would extend a short distance (approximately 1.2m) beyond the existing rear extension at of No. 68, but no to a degree that would have a material impact on the daylight and sense of enclosure given the southern orientation and small scale.

Therefore, the proposal would have an acceptable impact on neighbours in terms of sense of enclosure, daylight and sunlight given its sympathetic design and modest scale.

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

Conclusion

The proposal is 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.

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.

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.