

Officer's Report

Application Number	HGY/2022/3521
Type	Full planning permission
Location	77, Roslyn Road, London, N15 5JB
Proposal	Single story wrap around extension to rear of property
Case Officer	Sabelle Adjagboni
Valid Date	02/11/2022
Applicant	Ms & Dr Elena & Lucas Pitsillides & Lafone
Agent	Ms & Dr Elena & Lucas Pitsillides & Lafone

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to 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 wrap around extension.

Site and Surroundings

The application site is terraced house on the middle of Roslyn Road. The surrounding context is entirely residential with predominantly terraced houses. It is not in a conservation area, nor is it a listed building.

A variety of rear extensions and wraparound extensions can be seen on the street, notably the immediate neighbours of the applicant, No. 75 who have a wraparound extension.

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 6 letters. No representations have been 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 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 rear extension is 2m deep and matches the full width of the original house. With the side extension, the new full depth at the rear is about 5m.

The rear extension has a height of 3m. The side extension features a hip roof design of which the ridge slopes down from rear extension's height of 3m to an eave's height of 2.5m.

Given that the proposed extension is a single storey, its scale is considered subordinate and proportionate to the original building and is in keeping with the surrounding pattern of development in the area. 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 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 3m. The roof pitches down to an eave's height of approx. 2.5 metres on the boundary with No. 75 to minimise any impact on the sense of enclosure, daylight, and sunlight. It is noted that this neighbour has infilled the area between their outrigger and the boundary which largely mitigates any impact the proposed infill extension might have. The proposal would have an acceptable impact on the neighbours at No. 79 given that the rear extension is only 2m deep.

The proposal is therefore considered to have an acceptable impact on neighbours in terms of sense of enclosure and 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.