

Officer's Report

Application Number	HGY/2022/3378
Type	Full planning permission
Location	18, Birchwood Avenue, London, N10 3BE
Proposal	Single storey rear extension.
Case Officer	Sabelle Adjagboni
Valid Date	04/11/2022
Applicant	Mr Pablo Barclay
Agent	Mr Hakki Hassan

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 rear extension.

Site and Surroundings

The application site is a two-storey terraced property on the western side of Birchwood Avenue. It is in the Muswell Hill conservation area but is not a listed building.

A lot of the neighbouring properties have rear extensions, including the immediate neighbours of the site, No.16 and No.20 which have a full width rear extension and a smaller rear extension/conservatory respectively.

The application site currently has a small conservatory which this application aims to improve.

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 7 letters. No representations were received 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 proposal is 5m deep, 3m high and matches the full width of the existing rear of the property. Although this extension is deeper than the council would normally support, the immediate neighbours at No. 16 and multiple houses on the street have 5m deep extensions. Therefore, this can be seen as part of the pattern of development and character of the area.

Given that the proposed 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. Additionally, the proposed materials match with the existing where applicable.

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 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, to be sensitive to context.

The proposal attempts to maintain architectural interest for the conservation area by matching the existing materials. This is in line with policies CVS5. B. and CVS1. c. of the Muswell Hill Conservation Area Character Appraisal (MHCACA).

The proposal is located at the rear of the property and would not be visible from the street. Additionally, the proposal fits in with the existing building line/pattern of development and is therefore in tune with the character of the street which currently has many rear extensions. Hence, the proposal is in line with policies CVS5. a., CVS1. a. and CVS1. b. of the MHCACA as it would preserve and respect the character and appearance of the conservation area.

As such, the proposal is considered at 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 proposed rear extension matches the existing rear extension of the neighbours at No.16 in depth (5m) and height (3m). Therefore, the proposal would not have any additional impact on their sense of enclosure, daylight and sunlight.

Although the proposal would be much deeper than the existing conservatory at No. 20, given the approximately 0.7m drop in the land level on that side of the boundary, the actual height of the proposed extension above the boundary with No. 20 would have an acceptable impact on the sense of enclosure at a depth of 5m.

Therefore, the proposal would have an acceptable impact on the sense of enclosure, daylight, and sunlight for the neighbours.

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.