

# Officer's Report

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| <b>Application Number</b> | <b>HGY/2022/3541</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Location</b>           | 7, Wood Vale, London, N10 3DJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposal</b>           | Erection of a single storey rear extension, formation of rear terrace containing external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway. |
| <b>Case Officer</b>       | Laina Levassor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Valid Date</b>         | 13/10/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Applicant</b>          | Mr Luca Oglina                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Agent</b>              | Dominic ORiordan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## **RECOMMENDATION**

**Approve with Conditions**

## **PLANNING HISTORY**

The planning history of the site has been taken into account when coming to this decision.

## **CONSULTATION RESPONSES**

No representations were received in response to the notification and publicity of this application.

## **SITE DESCRIPTION & SURROUNDINGS**

The application site is a two storey dwelling located on the western side of Wood Vale. The site is not located within any conservation area and is not within the curtilage of any listed buildings.

The property sits at the end of a terrace which contains 4 properties. 3 of these, including the application site have been constructed with similar design features (No's 3, 5 & 7). The opposite end of the terrace, No.1 and later addition No.1a are unmatched in design and appearance.

Wood Vale features a number of detached and semi-detached with varying heights and designs, and terraced rows, which like the application site, have been constructed to be similar in appearance. Several of the properties along Wood Vale exhibit similar features to the application site (No's 4-6, 15-19, 23-25) with alike bay windows and detailing to the front elevation.

Sited on a sloped road, the properties within this terrace have raised internal levels with rear terraces that step down to garden level.

## **PROPOSED DEVELOPMENT**

This application proposes the erection of a single storey rear extension, formation of rear terrace containing external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway.

#### Single Storey Rear Extension

The proposed extension would sit on a raised platform due to differing ground and internal levels - levels which are matched at the rear elevations across this terrace (No's 1 to 7). The proposed extension would match the depth of the existing platform, 2m in depth.

The extension features a partially sloped roof which covers approximately 0.9m of the depth of this extension, similar to the existing rear projection, sloping to a flat roof for the remainder of the depth. When measured from the nearest adjacent external ground level, the height of the flat roofed element of the extension measures 5.7m or 3.7m when measured from the neighbouring (No 5) external terrace.

The limited depth of the proposed extension, along with the flat roofed height of 3.7m is generally considered a neighbourly form of development which would meet permitted development requirements if the addition of a raised platform was not needed.

#### Formation of Rear Terrace

The rear extension includes a terrace of 1.31m in depth, with glass balustrade, accessed by sliding doors. The proposed terrace is set away from the rear elevation of the neighbouring property by around 2m and the depth being limited to 1.31m would not give rise to use which may result in additional disturbance to neighbouring properties when considering the regular expected use of residential gardens.

#### Hip to Gable Extension

This application also proposes the construction of a hip to gable extension. Consideration is given to the fact that the application site is 1 of 3 similarly designed properties within a short terrace and whether the introduction of a hip to gable would create a discordant feature which detracts from the overall appearance and cohesion of the terrace.

Several properties along Wood Vale feature alterations to the roof, including a number of side and front dormers which are largely visible from the street, therefore this type of development is not considered uncommon or out of place.

The architectural differences between No.1, at the end of this terrace and No's 3, 5 & 7, mean that the terrace which the site forms part of is not symmetrical or mirrored, usually a typical characteristic of terraced properties. Examples of similarly designed properties can be seen at No's 15, 17 & 19, which comparable to the site, features end properties which are visually dissimilar with differing roof shapes. The varied appearance of dwellings along Wood Vale, combined with the varied appearance of immediate neighbouring properties, means that a hip to gable extension would not interrupt visual symmetry and existing examples of roof alterations are not considered to distract from or harm the character and appearance of the street and is therefore considered acceptable.

#### Rear Dormer Extension

The proposed rear dormer is set in from the edge of the roof, away from neighbouring No. 5, set down from the ridge of the roof and set away from the eaves. The dormer would not be visible from the street, would appear subordinate from the rear elevation and is to be constructed in matching materials. In keeping with development in the surrounding area, the proposal is considered proportionate to the host building therefore the local character and visual amenity of the area will be protected. It is not considered that the proposed roof additions would give rise to additional outlook or vantage points which would be harmful to neighbouring amenity.

### Air Source Heat Pump, Rainwater Storage and Solar Panels

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction, and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

Beneath the terrace will be an external air source heat pump (ASHP) and rainwater storage tank. As these would not be visible, it is not considered these additions would create any detrimental impact to the character or appearance of the host dwelling.

No detailed information is provided as part of this submission regarding the ASHP unit to ascertain the impacts against neighbouring sites in terms of potential noise pollution, however plans show that the proposed unit should meet permitted development requirements. In the event of the application being approved, it is recommended that a condition be attached requiring the submission and approval of a lawful development certificate to confirm this would be PD. Alternatively, if the proposed unit would not meet PD requirements, full details of the ASHP to be installed, noise assessment report and details of appropriate mitigation measures will be required prior to its installation.

In principle, the council supports renewable technologies and with appropriate mitigation measures, there is no reason why an ASHP could not be fitted at the proposed location without impacting to a material degree, the amenities of neighbouring properties. Installation of a rainwater storage tank to this extent does not require planning permission as is considered acceptable.

This application proposes the installation of 9 solar panels to the front roof slope and 4 to the flat roof of the proposed dormer. Proposed panels to the front elevation would meet permitted development requirements, thereby are considered an acceptable addition to the front roof slope. Four solar panels are to sit on the flat roof of the proposed rear dormer. The tilted panels would be slightly visible from the rear elevation however, it is not considered that visibility to this extent would detract from the overall appearance of the property. The proposed dormer is set down from the ridge of the roof, with the panels set towards the rear of the dormer meaning these would not be visible from the front elevation. The proposal is therefore acceptable from an energy and sustainability perspective and in terms of design and appearance.

### External Insulation

Policy DM21 supports appropriate measures to sustainably retrofit existing homes, encouraging proposals for householder development to incorporate energy efficient measures as a cost effective way to reduce carbon emissions. External wall insulation is supported in principle where any such treatment is sympathetic to the character of the existing building and surrounding area, having regard to Policies DM1 & DM9. Proposed materials to the front elevation would match the existing pebbledash and brickwork, and proposed silicone render to the rear elevation are similar in appearance to materials used in construction of the original dwelling and is therefore sympathetic to the original design and appearance.

### Alterations to Front Elevation: Porch

At ground level, the existing front porch projection is to be replaced and reconstructed with similar materials and of similar scale. This alteration includes replacing a small street facing bay window and side access door, with a front access door, and replacing the side access door with a timber framed window. This style of porch can be seen across several properties facing Wood Vale and it is not considered that minor alterations to the placement of doors/glazing would detract from the appearance of the property.

### Alterations to Front Elevation: Windows

The initial proposal included the removal of the existing front elevation oriel bay window and replacement with a flat, timber framed window. Following officer recommendation, this bay window is to be retained as it is considered a key design feature of properties along Wood Vale.

#### Alterations to Front Elevation: Electric Vehicle Charging Point

A wall mounted electric vehicle charging point is proposed to the front driveway. The proposed unit would meet permitted development requirements in that it would not exceed 0.2m<sup>3</sup>, does not face onto or sit within 2m of a highway and is not within a designated scheduled monument site or in the curtilage of a listed building, and is therefore considered acceptable.

#### Window: Rear Elevation & Side Elevation

Alterations to the rear and side elevation include the replacement of 2 windows, with 1 larger window, and the replacement of 4 windows with 1 larger window and the replacement of 1 side elevation window. Proposed window replacements are to be painted timber frames, which are considered an attractive alternative to existing upvc framed windows. The amended window openings are not considered to detract from the rear or side elevation or create any harmful impact to the overall appearance.

### **REASONS FOR GRANTING PERMISSION**

The proposed rear extension and proposed alterations are to be constructed and undertaken using materials which would match the original materials used in construction of the dwelling. The proposal 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.

The height, depth and placement of the extension would not 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. The proposal is acceptable in amenity terms.

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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

### **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 only be built in accordance with the following approved plans:

LIST

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 match in colour, size, shape and texture those of the existing building.

Reason: 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In the interests of the amenities of neighbouring residential occupants, in accordance with policies D6 and D14 of the London Plan 2021 and policy DM1 of the Haringey Development Management DPD 2017.

- 5 Prior to commencement, submission and approval of a lawful development certificate is required to confirm the proposed Air Source Heat Pump would meet permitted development requirements. Alternatively, if the proposed unit would not meet PD requirements, full details of the ASHP to be installed, noise assessment report and details of appropriate mitigation measures will be required prior to its installation.

#### **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.