

# Officer's Report

|                           |                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/3854</b>                                                                                                                              |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                   |
| <b>Location</b>           | 31 Flat 1, Albany Road, Hornsey, London, N4 4RR                                                                                                   |
| <b>Proposal</b>           | Erection of single storey rear extension at lower ground floor level with associated rear landscaping, replacement of 2 x front elevation windows |
| <b>Case Officer</b>       | Laina Levassor                                                                                                                                    |
| <b>Valid Date</b>         | 19/10/2022                                                                                                                                        |
| <b>Applicant</b>          | Samuel and Hollie Hill and Joyce                                                                                                                  |
| <b>Agent</b>              | Mr Mohamed Benyoub                                                                                                                                |

## **RECOMMENDATION**

**Approve with Conditions**

### **PLANNING HISTORY**

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

### **SITE DESCRIPTION**

The subject site is a ground-floor flat set within a three-storey building, located on the western side of Albany Road. The site falls within the Stroud Green Conservation Area.

### **CONSULTATION RESPONSES**

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

### **PROPOSED DEVELOPMENT**

This application proposes the replacement of an existing single storey rear extension with a single storey rear extension of increased scale and footprint. The replacement structure features a part mono-pitch, part flat roof design which projects 3.37m in depth beyond the rear elevation, extending past the north facing side elevation by around 1.4m.

The proposed extension is set into the ground where the garden level is to be excavated by around 1.65m, creating new stepped side access. From the lowered garden level, the maximum height of the extension measures 3.83m with the mono-pitched roof sloping to 2.45m at the eaves. The flat roof element of the extension measures 3.1m at maximum height when taken from the closest adjacent ground level, measuring 2.8m at the eaves.

The proposal also features alterations to the rear garden, associated with the proposed extension. A retaining wall, 1.65m in height is to be installed along the shared boundary with No.33, with the creation of a rear patio area, stepping up to the higher rear garden level. Also proposed is the replacement of two lower ground floor uPVC framed windows with white aluminium framed windows, matching the existing.

### **REASONS FOR GRANTING PERMISSION**

Due to the lowered garden level, the height of the extension at the eaves would measure 1.05m above the garden level of neighbouring No.33 and 2.25m from the adjacent ground floor flat at No.31 which has access to a portion of the garden located next to the extension. There is generous spacing between the site and No.33 meaning the introduction of an increased rear extension would not result in any harmful

impact to this property. The limited height and depth of the extension at the boundary of the neighbouring ground floor flat, as well as being set away from rear elevation glazing of this property, reduces potential harm to amenity.

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 extension is to be constructed in materials similar to those used in the construction of the original building and the proposed replacement windows are similar to those used in the front elevation. It is not considered that this increased size extension or replacement windows would materially impact the overall appearance of the building and therefore, 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 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 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.

- 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.

### **Informatives:**

- **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: 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.