

Officer's Report

Application Number	HGY/2022/3859
Type	Householder planning permission
Location	8, Atterbury Road, Hornsey, London, N4 1SG
Proposal	Erection of a single storey rear extension, construction of a roof extension involving hip to gable, rear dormer window and 3no front facing rooflights to facilitate loft conversion and infill extension to adjoin existing garage to main dwelling.
Case Officer	Laina Levassor
Valid Date	18/11/2022
Applicant	Mr Fielding
Agent	Mr Steve Tiley

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 two storey dwelling located on the northern side of Atterbury Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the erection of a single storey rear extension, construction of a roof extension involving hip to gable, rear dormer window and 3no front facing rooflights to facilitate loft conversion and infill extension to adjoin existing garage to main dwelling.

The proposed flat roof single storey rear extension would span the full width of the dwelling, projecting 3.5m in depth, measuring 3.3m in height. The height and depth of the proposed extension matches the existing single storey outrigger which mirrors a similar construction at the boundary of neighbouring No.7 and is not considered to result in any additional harm to neighbouring amenity.

At ground floor, also proposed is small side extension which would infill the space between the side elevation of the dwelling and adjacent single storey garage. The proposed materials would match the construction of the existing dwelling and it is not considered that infilling the small, currently gated area between the garage and dwelling would result in any disruption or harm to the appearance of the front elevation or streetscene.

At roof level, the construction of a hip to gable and rear dormer extension are proposed to facilitate an additional two bedrooms and bathroom. The proposal is similar to the construction at No.4 and is considered in keeping with development in the surrounding residential area.

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:

- 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 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.

- 5 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.

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.