

Officer's Report

Application Number	HGY/2022/4063
Type	Householder planning permission
Location	13, Farrer Road, Hornsey, London, N8 8LD
Proposal	Single storey rear extension
Case Officer	Michelle Meskell
Valid Date	08/11/2022
Applicant	Mr john strawson
Agent	Ms Shahrzad Etemadi

RECOMMENDATION

Approve with Conditions

The application site relates to a two-storey, terrace dwellinghouse located on the southern side of Farrer Road.

The planning history in relation to the site is noted, in particular application ref: HGY/2019/0918 for the "construction of a single storey side extension", approved in 2019. The proposal here is to erect a single storey extension to the rear of the current outrigger to this property, in replace of a current conservatory of almost the same dimensions. The new extension would be marginally wider than the current conservatory.

With respect to design, the scale and massing, the extension would appear sub-ordinate to the host building and would be faced in materials (brick) to match. Such an approach is considered in-keeping with its immediate context.

A number of properties on Farrer Road have rear extensions of a similar depth and size, including the adjoining property, No 11, which has been extended by way of a modern designed extension to the rear of its outrigger.

Taking account of the footprint and height of the current conservatory extension as well as the immediate context, a replacement extension of a slightly more solid size presents no issues in terms of amenity for adjoining occupiers, in relation to conditions of daylight and sunlight and privacy.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- **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.
- **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.