

Officer's Report

Application Number	HGY/2022/3567
Type	Householder planning permission
Location	32, Lansdowne Road, London, N10 2AU
Proposal	Demolition of existing conservatory, erection of single storey rear extension, installation of rear dormer window, addition of side door, replacement windows/rooflights and other external alterations. Increase size of outdoor terrace area with new stairs and addition of air source heat pump and door to rear of garage.
Case Officer	James Mead
Valid Date	17/10/2022
Applicant	Lalande / Doyle
Agent	Mr Declan Fallon

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No responses received from consultees.

3. REPRESENTATIONS

3.1 1 representation was received in response to notification and publicity of the application.

3.2 The following comment was made by neighbours:

- Interest in the design/architecture.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a two storey, semi-detached dwellinghouse, together with a shared, detached garage building. This property sits on the north-eastern side of Lansdowne Road, close to a westward bend in this road. The setting is residential in character, being made up of mainly semi-detached properties, although there are some detached and terraced dwellings in the locality. The site is situated in the Vallance Road Conservation Area (CA).

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

- HGY/2003/0152: The erection of a roof extension to side of property. Permission not required.

Design & Appearance

4.3 The existing property has a conservatory to the rear. It is proposed to remove this conservatory and then erect a single storey rear extension. This addition would further fill the gap between the main property and the detached garage building. The extension would be of modest proportions, and as such would not appear unduly bulky and would remain subservient to the host property.

Several of the properties in the locality have filled gaps between the main dwelling and detached garages/outbuildings. As such, the loss of the gap between the two existing buildings would not be visually harmful or out of keeping. The mono-pitched sloping roof design of the extension would not be intrusive in appearance, and therefore is acceptable. Render to match existing would be used on the extension and this appropriate.

4.4 A dormer is intended to be installed on the rear roof slope. While the dormer would cover a notable portion of the roof slope, it would be set in from the sides of the roof and set down from the roof ridge. Due to this siting, the rear dormer would not appear unduly bulky or overly dominant. Similarly sized and designed rear dormers are present at various properties in the locality, and as such this roof addition would not appear incongruous. Clay tile cladding would be applied to the dormer and this material is acceptable, as it would be of similar appearance to the roof covering of the existing property.

4.5 Alterations are proposed to the outdoor patio area with new stairs incorporated. These works would be minor in nature and would not result in a harmful visual impact. The air source heat pump and door added to the rear elevation of the garage would not be visually dominant features on this outbuilding. As such, these are acceptable. The re-rendering of the property would be undertaken in a matching finish and there is no objection to this. The replacement of doors, windows and rooflights is proposed throughout the property. These works would have a limited visual impact on the appearance of the house, and as such are appropriate. It is noted that the replacement windows would be of UPVC construction and this is not normally acceptable in CAs. However, in this instance, the existing property incorporates UPVC fenestration, as such there are no grounds to raise concerns regarding use of these windows.

4.6 Overall, in design terms, the proposed scheme would be acceptable. The character and appearance of the host property, the surrounding area and the CA would not be adversely impacted. The special interest and historic significance of the CA would be preserved.

Neighbour Amenity

4.7 The single storey rear extension would be constructed up to the boundary with 34 Lansdowne Road (property to the north-west). However, the extension would not project beyond the adjacent conservatory of No.34. Noting this relationship, and given the overall modest proportions of the rear extension, it is not considered that undue overbearing impacts, loss of light, overshadowing or harm to outlook would result. The rear dormer and the other works would not be of such scale or position to result in amenity concerns arising. New north-western facing openings would not be added to the host property. Therefore, inappropriate overlooking of No.34 would not occur.

4.8 The proposed works would be set away from the boundary with 30 Lansdowne Road (property to the south-east) and would be a significant distance from the properties to the rear (47 & 49 The Avenue). Therefore, these neighbouring properties would not be materially affected by: overbearing impacts, loss of light, overshadowing or a restriction of outlook. No new upper floor openings would be inserted into the southern-eastern elevation of the host property. As such, inappropriate overlooking of No.30 would not occur. However, it is noted that the existing first floor south-eastern side window is obscure glazed and a condition is attached requiring the replacement window in this location to also be fitted with obscure glazing. The two existing second floor side windows are not obscured, on this basis there are no grounds to require any replacement windows to be obscured. The distance between the new windows in the dormer and the built form of the houses to the rear would ensure that invasive overlooking towards these properties would not arise.

4.9 The air source heat pump would be installed to the rear of the garage, and as such would be some distance from the nearest windows of neighbouring residential properties. Noting this, it is not considered likely that noise for the air source heat pump would affect the neighbours.

Regardless of this, a condition is attached to this consent restricting the noise levels generated from the air source heat pump. This condition will ensure that the living conditions of neighbouring properties are not unduly impacted by noise from the new air source heat pump.

4.10 Overall, the amenity and living conditions of all the neighbouring properties would be suitably protected.

Conclusion

4.11 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, and Policies SP11 & 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.

4.12 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 hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 and finishes to be used for the proposed development shall match those as specified on the approved plans and submitted application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the Vallance Road Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 Notwithstanding the plans hereby approved, the replacement first floor side window (serving bathroom) shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the extension/development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 5 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 results in any noise nuisance to the occupant of any neighbouring dwelling, then the applicant shall install noise mitigation measures in agreement with the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers, consistent with Policy DM1 of The Development Management DPD (2017).

- 6 No part of the rear extension hereby approved shall be used as a roof terrace or balcony.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

Informatives:

- **INFORMATIVE**
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**
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**
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**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.