

Officer's Report

Application Number	HGY/2022/3965
Type	Householder planning permission
Location	49, Cavendish Road, Hornsey, London, N4 1RP
Proposal	Proposed rear extension, floor plan redesign and all associated works
Case Officer	Michelle Meskell
Valid Date	02/11/2022
Applicant	Eleanor Christie
Agent	Mr Mohamed Benyoub

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a rear extension, floor plan design and all associated works.

Site and Surroundings

The application site relates to a two-storey terrace property, located at 49 Cavendish Road. The road is predominately residential in character, characterised by low density housing

The site is not located within a conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history
N/A

Local Representations

The application has been publicised by way of 18 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance;
Impact on neighbouring amenity; and
Fire Safety

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed single storey rear extension is considered to be acceptable in terms of scale, form, bulk, height, massing, spacing and design. It is considered that there would be no adverse impacts on the character or appearance of the area as a result of the proposed development and it would not be visible from the streetscene. The proposed rear extension would be in keeping with the character and appearance of original dwelling.

The proposals involve the erection of a rear extension measuring 3.44m in depth, and 6.m in width (spanning the full width of the dwelling). The extension is proposed to have a low pitched roof to a maximum height of 3.24m (2.64m to eaves). Three flush rooflights are proposed to low roof pitch of the extension and a row of four linear high-level windows is proposed to the south-eastern side elevation. The proposed extension is considered minor in its scale and appropriate in its design, in keeping with the rear elevation of the host building. Having regard to the above officers consider that there would be no material impact from the proposed development on the character and appearance of the area.

The extension would be of a modest size and as such it is considered that it would appear an appropriate addition to the host property, and there would be no adverse impacts on the character or appearance of the area as a result of the proposed development

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

In relation to amenity, the principal properties to consider are No. 47 and No. 51 Cavendish Road. Officers note that both properties have been extended to the rear. Due to the existing situation between the properties, It is considered that the proposed development would not adversely affect the amenities of the occupiers of neighbouring properties by reason of overbearing appearance, loss of light or loss of privacy.

The proposed single storey rear extension is not considered to be detrimental to the amenity of adjoining residents or the street scene.

Fire Safety

London Plan Policy D12(A) requires all development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. The applicant has submitted a Fire Safety Strategy in accordance with the requirements of Policy D12A (fire safety) of the London Plan 2021.

Conclusion

The proposal is considered acceptable with the single storey rear extension a discrete feature so as not to cause unacceptable harm to the character and appearance of the host property and the street scene. The impact on the residential amenity of neighbouring occupiers is considered acceptable. Subject to the attached condition the proposal would satisfy relevant material planning considerations. This view is reached without prejudice to the need to comply with any other regulatory regimes outside the control of the planning system, as applicable.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Recommendation

GRANT PERMISSION subject to conditions

Conditions:

- 1 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.

- 2 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: 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: 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.