

Officer's Report

Application Number	HGY/2022/3861
Type	Full planning permission
Location	Flat 1, 34 Mattison Road, Hornsey, London, N4 1BD
Proposal	Erection of a 3m deep rear extension.
Case Officer	Ben Coffie
Valid Date	24/11/2022
Applicant	Mr Tobias Trombik
Agent	Mr Andrew Wadeson

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

1.1 The application proposes a single storey rear extension to an existing rear two storey outrigger.

Site and Surroundings

1.2 The property forms part of two storey terrace dwellings on the north side of Mattison Road. The site has been converted in to flats. The properties are characterised by front bay windows and render finish.

1.3 The application site is not in a conservation area and the is not a listed building.

Relevant Planning and Enforcement history

1.4 No relevant planning and enforcement history.

2. CONSULTATION

2.1 N/A

3. LOCAL REPRESENTATIONS

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

No of individual responses: 13

Objecting: 0

Supporting: 0

4 MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design
2. Impact on neighbouring amenity;

Design

4.2 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.

4.3 The proposed rear extension would measure 3m in depth, 2.9m in height and 3.5m in width. The dwelling will be finished with brick.

4.4 The proposed development would not constitute over dominant addition to the property, and it would not appear intrusive and out of keeping with the character and appearance of the area.

4.5 As such the proposed extension is considered acceptable and compliant with Policy D6 of the London Plan (2021) and policy DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

4.6 Two rooflights are proposed to the front roof slope which are considered acceptable in size and would not create a visual clutter. Therefore, the proposed rooflights are not considered to have a disproportionate appearance within the streetscene nor would it have a detrimental impact against the character and appearance of the host dwelling or the surrounding area.

Impact on neighbouring amenity

4.7 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.

4.8 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.

4.9 The proposed extension would not extend in full width therefore would be separated from the boundary shared with no.36 by approximately 1.5m. The projection of the extension beyond the extension at no.32 would not cause any amenity concerns. Due to the moderate scale, height and bulk of the extension it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings.

4.10 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

5 CONCLUSION

5.2 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property, surrounding conservation area and upon the residential amenity of neighbouring occupiers.

5.3 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

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.
- **INFORMATIVE: Hours of Construction Work**

The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

