

Officer's Report

Application Number	HGY/2022/4344
Type	Householder planning permission
Location	30 Fortis Green Avenue, Hornsey, London, N2 9NA
Proposal	Construction of single storey rear extension following demolition of existing extension, garden decking and insertion of rooflights in front roof slope.
Case Officer	Oskar Gregersen
Valid Date	07/12/2022
Applicant	Mrs Clodagh Brown
Agent	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Creation of shade/Overshadowing (Officer Comment: This objection originates from 28 Fortis Green Avenue, a site to the north of the application site separated by an approximately 1m wide walkway between the two. The proposed extension is at a similar depth to the existing with an increase in height of 470mm at the eaves. The impacts of this will be explored further in Section 2)

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a semi-detached two storey dwellinghouse, previously extended along the north boundary in 1988. The site is not located within any conservation area, being sited on one of two streets in between Muswell Hill and Fortis Green CA's, and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks to replace an existing half width, 3.13m deep, and 3.8m high (pitched to 2.8m eaves) rear extension, with a full-width rear extension that would be 3.7m deep from the rear of the original dwellinghouse. The proposed rear extension would have a maximum height of 3.1m measured from the ground level of the application site, with 2.97m eaves. The proposal also seeks the addition of No 1 additional roof lights on the front slope.

2.4 The proposed rear extension would be finished in materials complimentary to the host dwelling, providing an appealing a contemporary update to an existing rear extension whilst providing more space for the occupants.

2.5 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.

2.6 The proposal received an objection on the grounds that it would cause adverse overshadowing on the neighbouring 28 Fortis Green Avenue. The proposed rear extension would be set back approximately 1m from the nearest window of No.28, and would protrude 2.64m from the rear of the lean to style structure at the southern edge of No. 28 Fortis Green Avenue.

2.7 Officers note that despite the new height of the extension measuring 470mm higher than the existing when measured from No. 28, the visible depth of the proposed extension is not significant enough to constitute a need to refuse the application on the grounds of overshadowing. This is because the extension would not breach the 45 degree rule when viewed from the nearest habitable bedroom.

2.8 The extension would be 3.1m high for a depth of 2.7m facing No 32 Fortis Green Avenue, this is not deemed to have an adverse impact on neighbouring amenity.

2.9 Therefore, the height and depth 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.

2.10 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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

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.

Informatives:

- 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: 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.