

Officer's Report

Application Number	HGY/2022/3995
Type	Householder planning permission
Location	19, Greenfield Drive, Hornsey, London, N2 9AF
Proposal	New pedestrian site access from the public footpath
Case Officer	Ben Coffie
Valid Date	16/12/2022
Applicant	Mr Henry Grippa
Agent	Eva Plamadeala

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application seeks planning permission for a rear access gate in to the rear garden area.

Site and Surroundings

The subject site contains a two-storey mid-terraced property on the western side of Greenfield Drive. The site is not located within a conservation area and does not fall within the curtilage of a listed building. The site is located in a conservation area and not a listed building.

Relevant Planning and Enforcement history

HGY/2022/1791- Erection of an outbuilding in the rear garden.

HGY/2021/2337 – Non-material amendment following a grant of planning permission ref: HGY/2020/0015 involving alteration to the size of front elevation window. Granted 13/08/2021.

HGY/2021/0428 – Non-material amendment following a grant of planning permission HGY/2020/0015 involving insertion of 3no new skylights to the approved dormers, position of dormers and amendments to size and number of approved windows. Granted 11/02/2021.

HGY/2020/1019 – Non-material amendment following a grant of planning permission HGY/2020/0015 involving addition of wood burner flue on rear elevation and alterations to side rooflight. Granted 01/05/2020.

HGY/2020/0015 – Construction of dormer windows and rooflights to side roof slopes to facilitate a loft conversion. Hip to gable extension to rear roof to facilitate new rear facing window and new front facing window to front gable. Granted permission 09/03/2020.

HGY/2020/0011 – Construction of a single storey rear extension. Granted permission 06/02/2020.

LOCAL REPRESENTATIONS

The application has been publicised by way of 4 letters sent to neighbouring sites. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.
high

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the area

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed gate would measure approximately 1.6m high, it will not result in any harm against the character and appearance of the site and the area in general. The proposed entrance gate is therefore deemed acceptable.

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.

Due to the nature of the proposed development, no adverse impact would be inflicted on occupiers of adjoining sites.

As such, due to the above considerations the proposed development would not have an 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.

Conclusion

The proposal is considered acceptable and would not have a detrimental impact upon the character and appearance of the host property and surrounding area.

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.

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: 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.