

Officer's Report

Application Number	HGY/2022/4056
Type	Full planning permission
Location	53a, Nelson Road, Hornsey, London, N8 9RS
Proposal	Demolition of existing side extension and erection of new proposed side/rear extension
Case Officer	Sabelle Adjagboni
Valid Date	15/12/2022
Applicant	Mr & Mrs Dominic & Gabrielle Boucher
Agent	Ms. Helena Rodriguez Sanchez

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the demolition of the side extension and erection of new proposed side and rear extension.

Site and Surroundings

The application site is a the ground floor flat of a two-storey terraced house containing two flats. It is not in a conservation area nor is it a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2022/1601 | Removal of tree to accommodate the replacement of existing rear garden shed with a partially lower ground level single storey flat roofed outbuilding. Divided internally into an above ground store, below ground level home office and toilet cubicle | Granted

HGY/2017/1195 | Construction of rear outbuilding following the removal of an existing shed. | Granted

The records show that the property was converted into two self-contained flats in 1983.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 7 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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 side/rear extension is to replace the existing side extension. The proposal extends as far as the existing shed, about 3.4m beyond the rear elevation and has a height of 3.4m approximately. The width of the proposal is 2.5m. Therefore, the proposed scheme is of a reasonable scale and is considered to be proportional and subordinate to the host dwelling. Additionally, the proposed materials match with the existing where applicable.

Furthermore, side, and rear extensions are common on the street. Therefore, the proposal does not undermine the existing uniformity of the building and character of the area.

As such, the proposal is considered in line with the above policies.

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.

Given the modest scale of the proposal, and the significant space away from the boundary with No. 55, the impact on the daylight and sense of enclosure for this neighbour would be negligible.

On the boundary with No. 51, the proposal does not extend beyond the existing shed. However, the proposal is a continuous extension from the side infill and is slightly higher at the rear than the existing shed by about 1m. Nonetheless, the proposed height remains very modest at 3.4m for depth at the rear of 3.4m. What's more, given the drop of about 0.4m in the ground level, the material measurement of rear extension in relation to the neighbours at No. 51 is 3m deep by 3m high. This is considered to be reasonable to minimise any impact on their daylight and sense of enclosure.

Therefore, the proposal has an acceptable impact on the neighbouring properties.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. 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 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.