

DESIGN RESPONSE TO POLICY AND OTHER REQUIREMENTS

regarding

planning application to Haringey Council

for

a ground floor extension

at

39 Milton Avenue, Highgate, London N6 5QF

completed

January 2023

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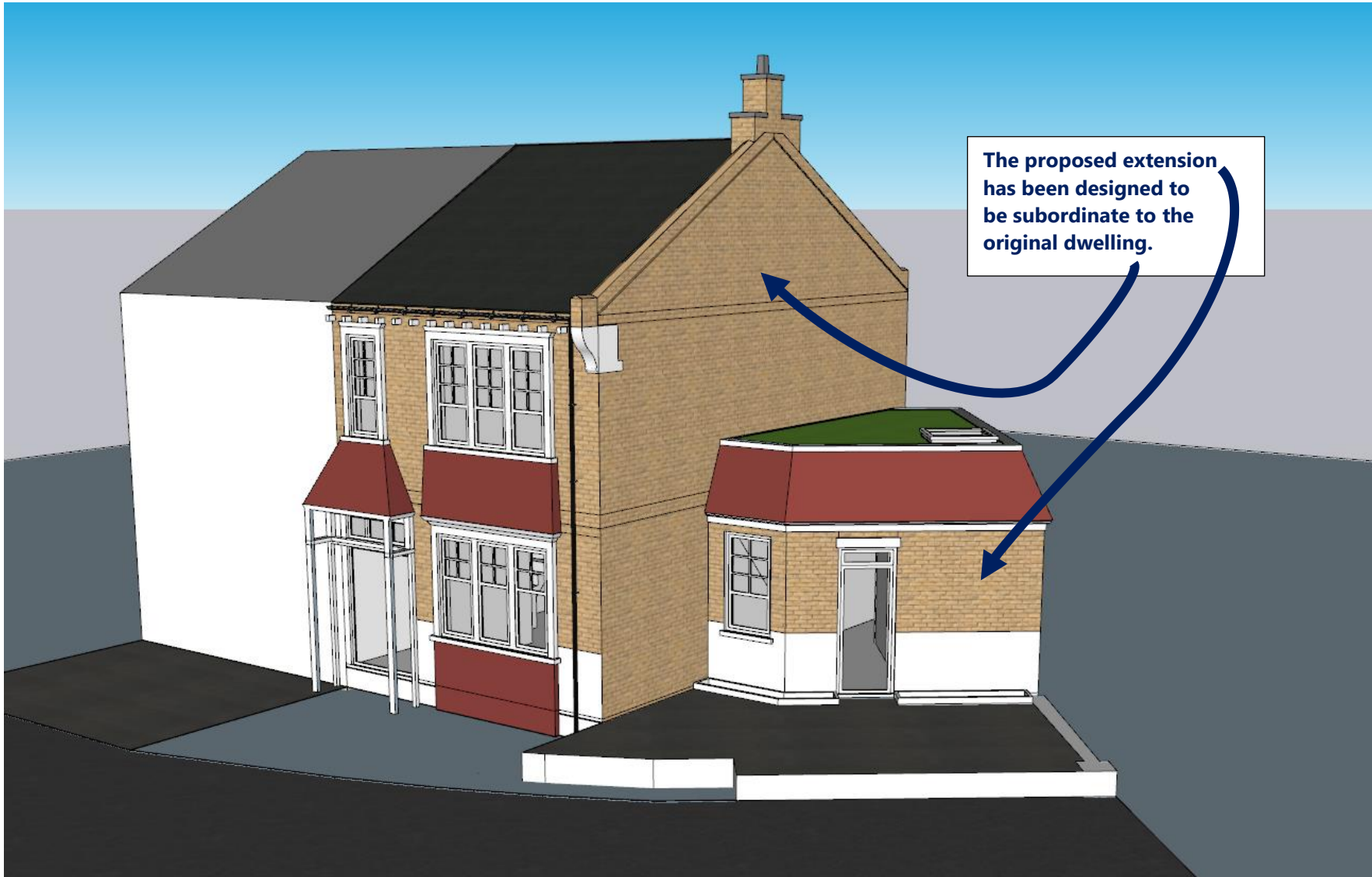
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REQUIREMENT 1: SUBORDINATION

Ensure extension is subordinate in scale relative to original dwelling (requirement of Neighbourhood Development Plan Policy DH4)



REQUIREMENT 2: HEIGHT AND MASSING

Maintain height and massing appropriate to area (requirement of Development Management DPD Policy DM1)

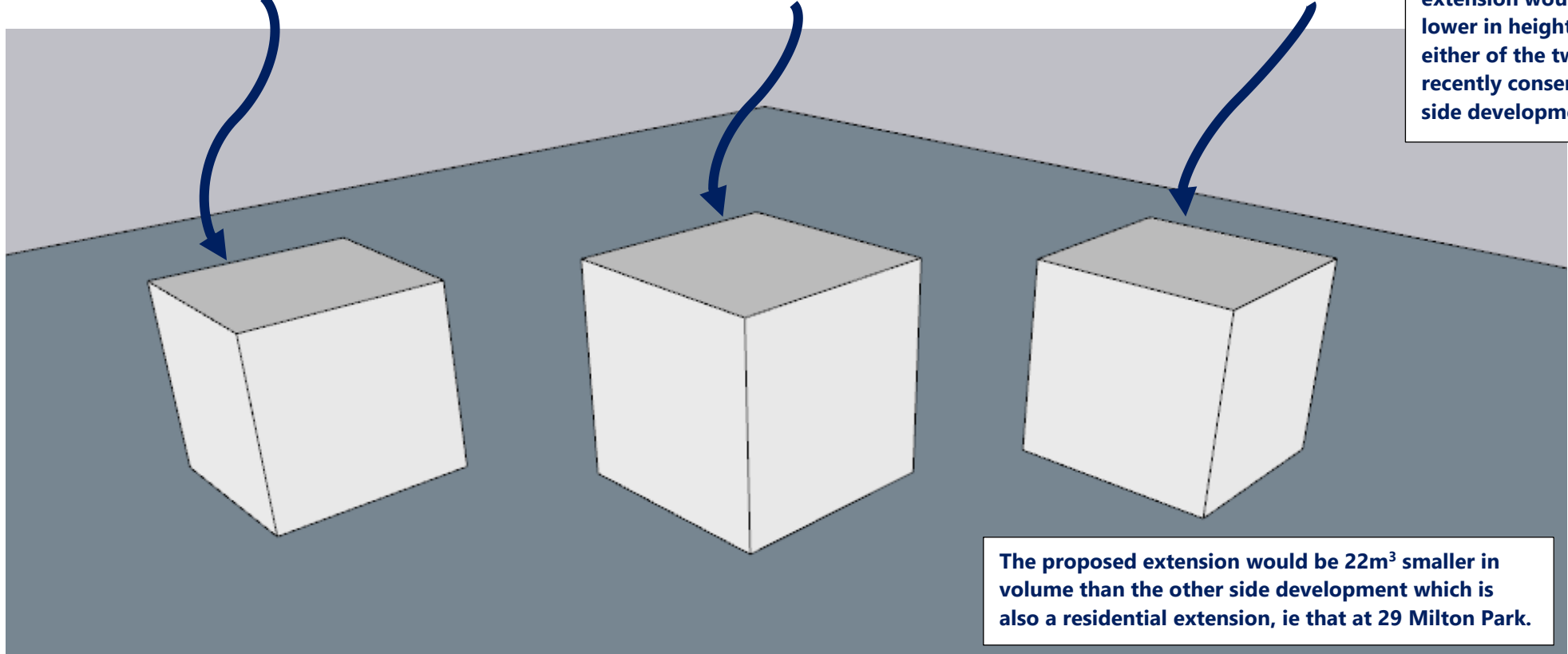
There are three sets of matching semi-detached villas in the area, ie 25/27 Milton Park, 29/31 Milton Park and 37/39 Milton Avenue. Two have, in recent years, seen side additions granted planning consent, namely 27 Milton Park and 29 Milton Park. Here we compare the heights and massing (volume) of these two additions with that now being proposed for 39 Milton Avenue.

New garage to side of **27 Milton Park**
Approved under current policy
Height of addition = **4.55m**
Volume of addition = **66m³**

New extension to side of **29 Milton Park**
Officers confirmed as still acceptable
Height of addition = **5.95m**
Volume of addition = **97m³**

Proposed extension to side of **39 Milton Avenue**
The subject of this application
Height of addition = **4.10m**
Volume of addition = **75m³**

The proposed extension would be lower in height than either of the two recently consented side developments.



REQUIREMENT 3: OPENNESS AND INFILLING

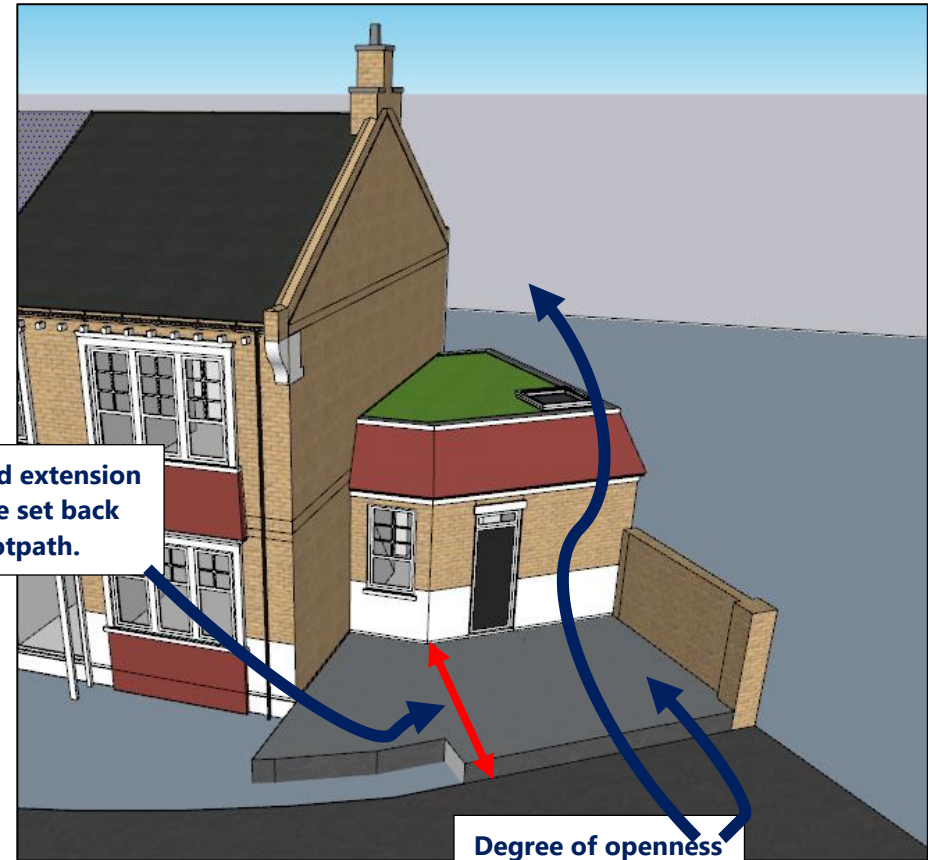
Maintain some openness and avoid significant infilling (requirement of Neighbourhood Development Plan Policy DH4)

The Appeal Decision for the last application for this site (ref 3289845) included this commentary on the proposed ground floor extension from the **Appeal Inspector**:
*"The Council refers to the cramped appearance of the proposal and the effect on the openness of the site. However, this open area is of a limited size and utilitarian appearance. The side extension would also be set back from the boundary with the footpath, so a degree of openness would be retained. Despite its proximity to a junction and the effect on the separation from neighbouring properties, the effect of the enclosure of this space would be a **neutral factor in the appearance of the area.**"*



Limited size and
utilitarian
appearance of
site at present.

Proposed extension
would be set back
from footpath.

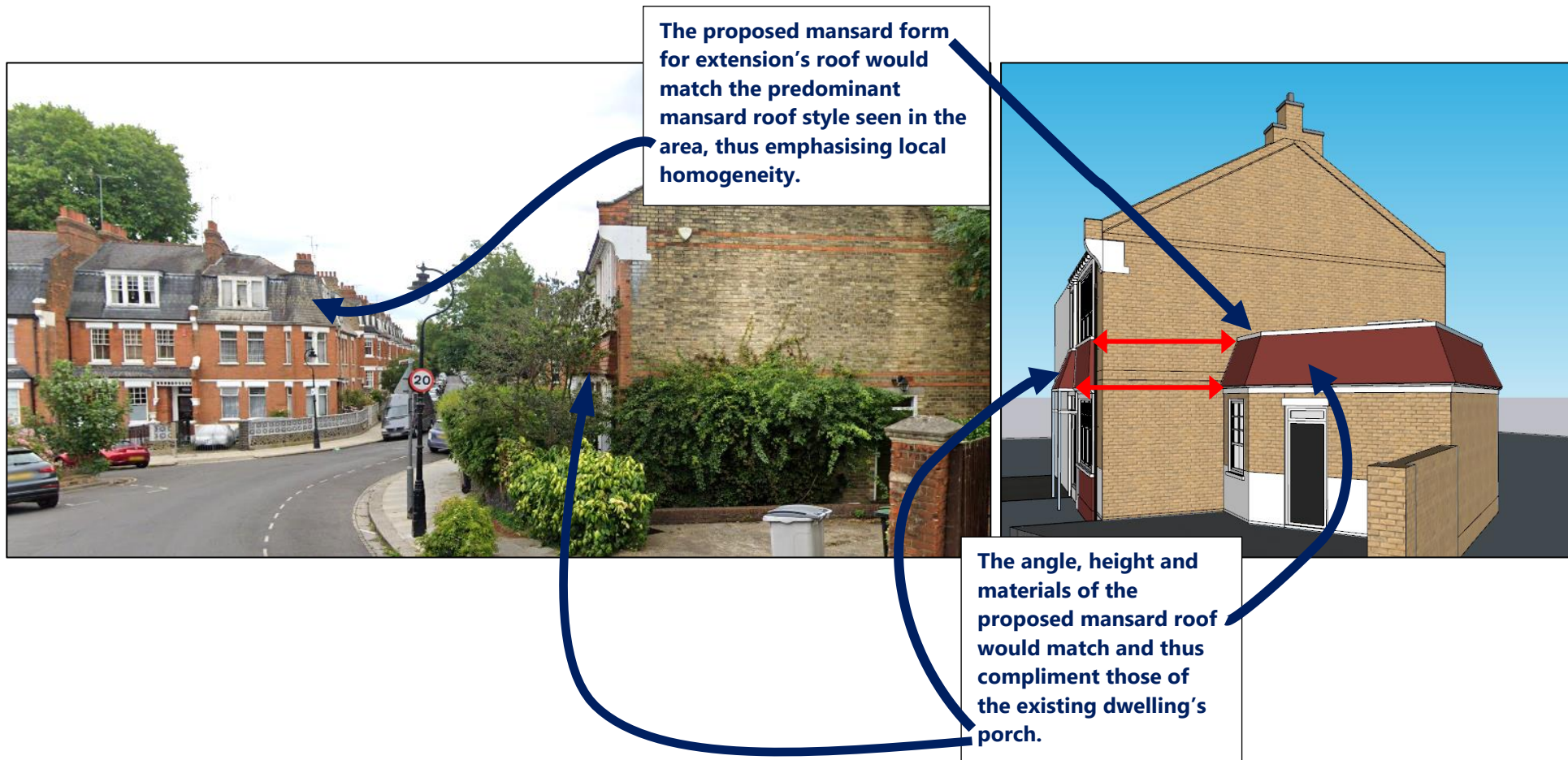


Degree of openness
retained and thus
significant infilling
avoided.

REQUIREMENT 4: HOMOGENEITY

Maintain relative homogeneity of the area's character, ensuring form, style, detailing and materials compliment area and original dwelling

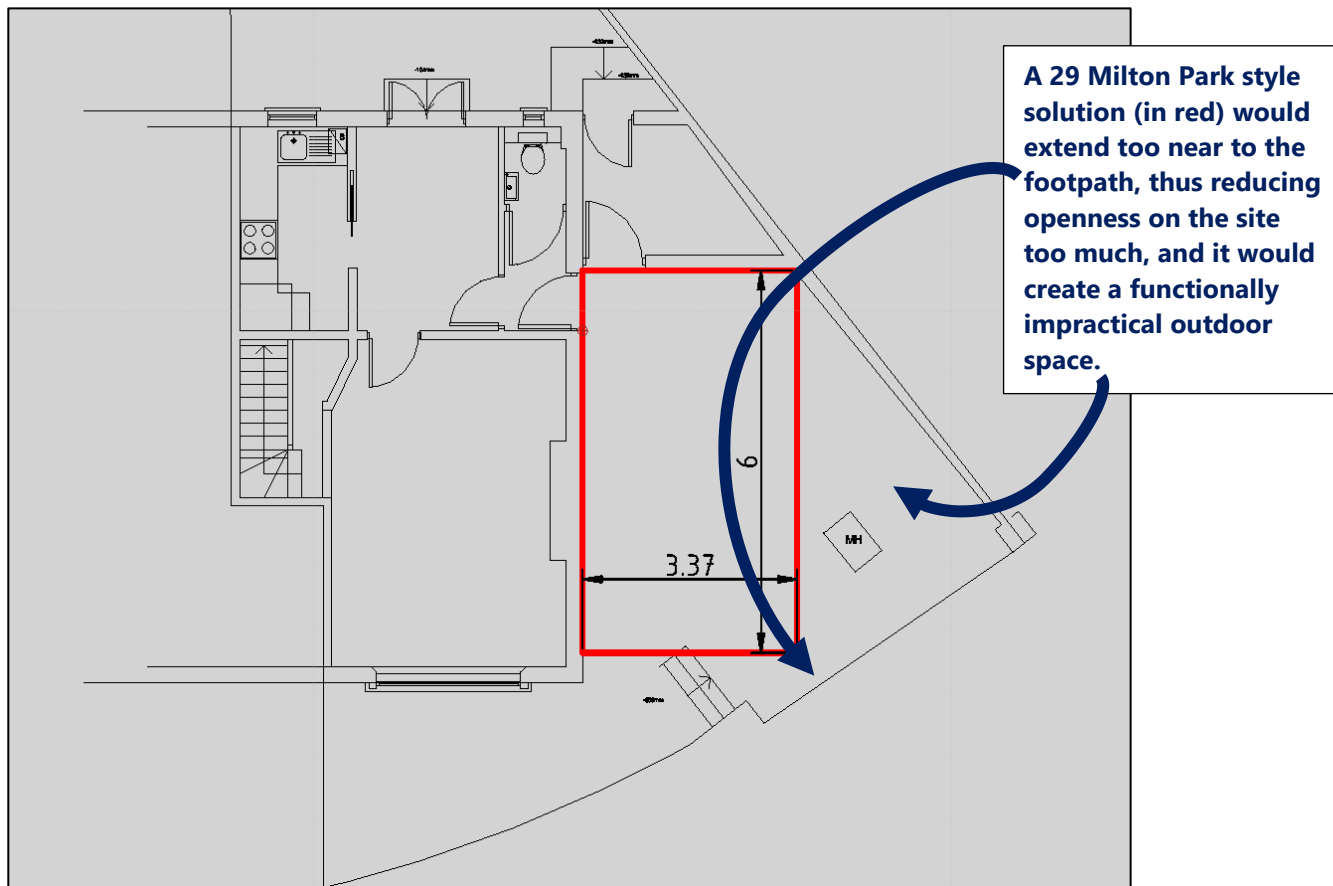
(requirement of Development Management DPD Policies DM1 & 9, Neighbourhood Development Plan Policy DH4, and Highgate Conservation Area Character Appraisal)



REQUIREMENT 5: AESTHETICS AND FUNCTIONALITY

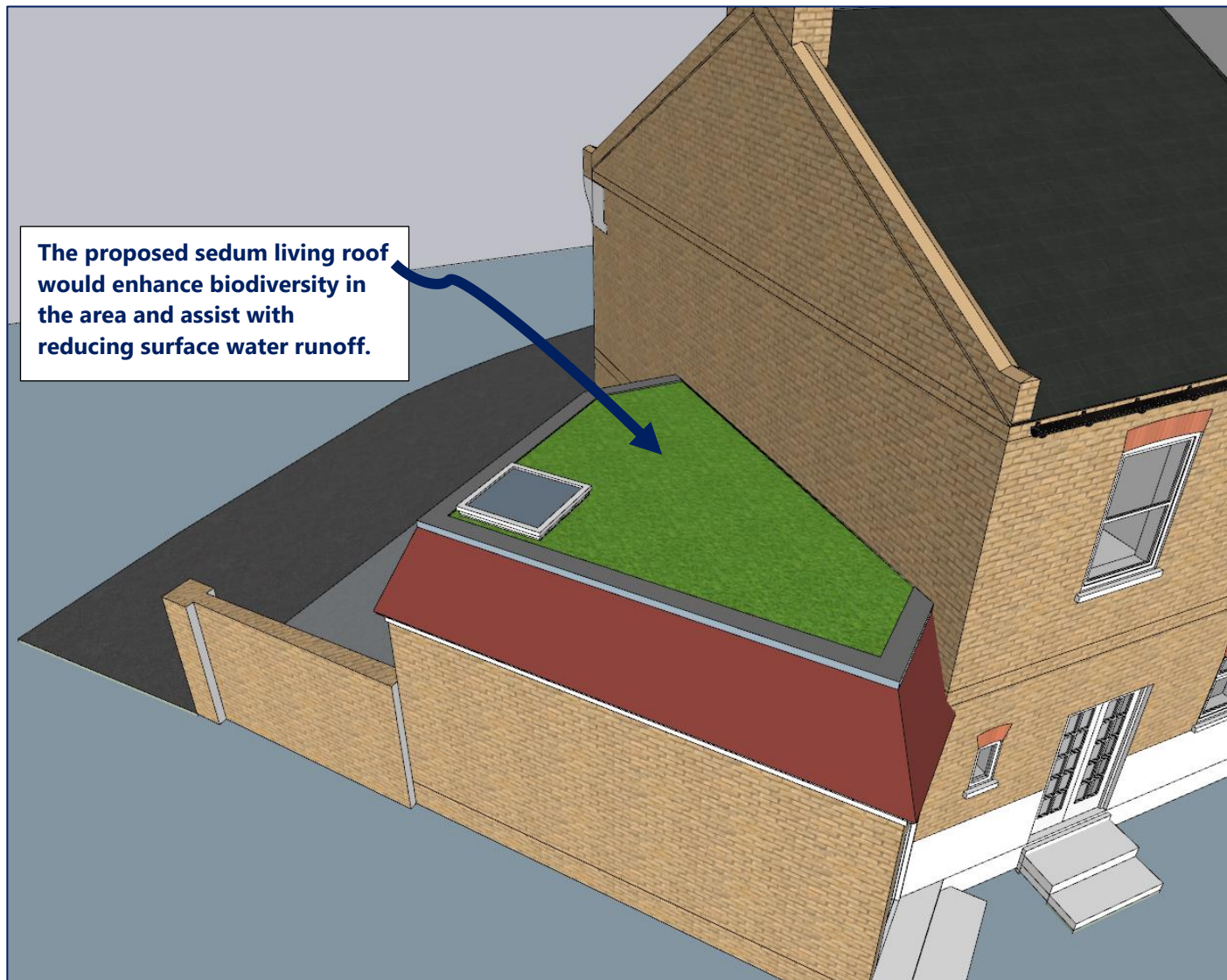
Development should consider both aesthetics and functionality (requirement of Development Management DPD Para 2.7)

Planning officers have previously indicated that they thought the rectangular form of the side extension to 29 Milton Park would be the best route to follow, but the triangular shape of the plot at 39 Milton Avenue does not lend itself to this, as can be seen from the diagram below, which superimposes the side extension at 29 Milton Park (in red) onto the site at 39 Milton Avenue. It is clear that a 29 Milton Park style route would not provide an aesthetically acceptable or a functionally workable solution to the site at 39 Milton Avenue, as it would create a functionally impractical outdoor space and it would be aesthetically unacceptable due to its proximity to the footpath and the resultant reduction in openness of the site. Or the extension would be so small as to create a functionally impractical interior space. Either way, a rectangular side extension would not work at 39 Milton Avenue, hence the shape of the proposal being forward with this application.



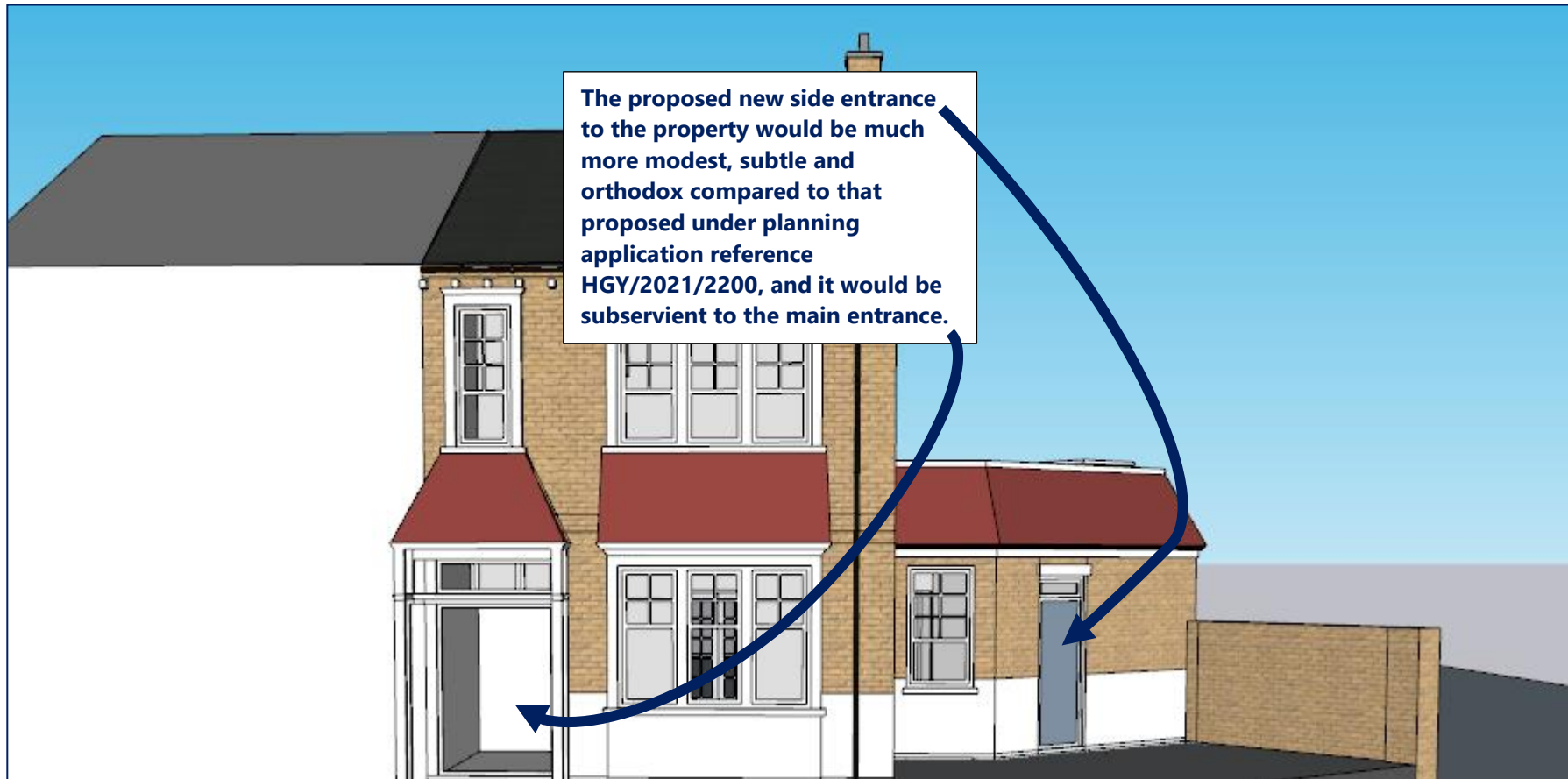
REQUIREMENT 6: LIVING ROOF

Incorporate living roof if possible (requirement of Sustainable Design & Construction SPD Para 4.4, and Development Management DPD Policy DM1)



REQUIREMENT 7: ENTRANCE

Create a modest, subtle, orthodox and subservient entrance (requirement of Officer Report to app ref HGY/2021/2200, and Appeal Decision ref 3289845)



REQUIREMENT 8: NEIGHBOUR AMENITY

Protect amenity of neighbours (Development Management DPD Policy DM1)

It should be noted that the officer report to planning application ref HGY/2021/2200 included this conclusion: *"this relationship with the rear garden of the dwellings on Langdon Park Road would not be significantly overbearing to warrant refusal on amenity grounds, especially given the existing building adjacent to this rear boundary."*



SUMMARY OF PUBLIC BENEFITS

The proposed extension would achieve the following public benefits:

- *The repair of the unattractive and dangerously leaning existing boundary wall.*
- *A reduction in surface water run-off.*
- *A boost to local biodiversity through the addition of new soft landscaping to the site.*
- *Improved visual amenity of what is currently an unattractive, incongruous open area of utilitarian appearance (as judged by the Appeal Inspector).*
- *The enhancement of the homogeneity of The Miltons part of the Conservation Area through the correcting of the current asymmetry of the semi-pair concerned (37 and 39 Milton Avenue) and the use of an area characteristic mansard roof form with locally distinctive materials and detailing.*