

Officer's Report

Application Number	HGY/2022/4535
Type	Householder planning permission
Location	95 Burgoyne Road, Hornsey, London, N4 1AB
Proposal	Proposed single storey rear and side infill extension.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	23/12/2022
Applicant	mr adam lambrou
Agent	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations was received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a three-storey mid-terrace property is situated on southern side of Burgoyne Road, close to the junction with Green Lanes. The property has existing storey lean-to extension which is proposed to be demolished. The surrounding area is wholly residential in character.

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

The extensions are considered acceptable in terms of its design, size and scale and materials, consistent with Policies DM1 and DM9 of the Development Management, DPD (2017). It would be in keeping with the existing pattern of development in the locality and cause no harm to the character and appearance of the host property or the immediate area. The site will retains sufficient amenity space. The local character and visual amenity of the area will be protected.

Proposal retains a courtyard within the tunnel-back to allow daylight into existing rear habitable room to the host property and the adjoining property at No.93 Burgoyne Road. In addition, the eaves height to the parapet wall (2.4m) of the proposed extension in relation to this adjoining neighbour at No.93 will appear as a relatively low profile structure above the boundary fence with a modest flat roof. It is also located to the south of that neighbour's property in the shadow of the current two-storey outrigger and therefore the window would not be significantly affected in terms of a loss of sunlight. As such, there would not be an overall significant material impact on the amenities of the adjoining occupier at No.93 Burgoyne Road.

The proposed extension would only project 1.3m beyond the rear wall extension of no.97 Burgoyne Road. So would not have significant material harm to this adjoining neighbour. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's

Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

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 hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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