

Officer's Report

Application Number	HGY/2022/4014
Type	Householder planning permission
Location	Ground Floor Flat B, 47 Ridge Road, Hornsey, London, N8 9LJ
Proposal	Garden level single storey rear extension
Case Officer	Michelle Meskell
Valid Date	14/12/2022
Applicant	Ms Jane Harter
Agent	Mr Vishwa Kaushal

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a rear extension.

Site and Surroundings

The application site relates to a three-storey terrace property made up of five flats (details from Council Tax band), located at 47 Ridge Road on the northern side of Ridge Road. The property was previously a single dwelling and converted to five flats approximately forty years ago. The road is predominately residential in character, characterised by low density housing. The site is not located within a conservation area.

Relevant Planning and Enforcement history

N/A

Local Representations

The application has been publicised by way of 13 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance;
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 single storey rear extension is considered to be acceptable in terms of scale, form, pacing and design. It is considered that there would be no adverse impacts on the character or appearance of the area as a result of the proposed development and it would not be visible from the streetscene. The proposed rear extension would be in keeping with the character and sensitive to the appearance of original dwelling.

The proposals involve the erection of a rear extension measuring 5.1m in depth, and 3.07m in width. The extension is proposed to have a green roof with skylight and a height of 2.9m. The external walls will be a timber framed and a highly insulated structure with timber cladding to the side and rear. London stock brickwork to match the existing will be used at the boundary with 47A.

The proposed extension is considered minor in its scale and appropriate in its design, in keeping with the rear elevation of the host building. Having regard to the above Officers consider that there would be no material impact from the proposed development on the character and appearance of the area.

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.

In relation to amenity, the principal properties to consider are No.45 and No. 47A Ridge Road. Officers note that 47A has a rear extension (full width) and the proposed development would project 2.4m. Given the distance from No.45 the proposal would not have an adverse impact on its amenity. It is considered that the proposed development would not adversely affect the amenities of the occupiers of neighbouring properties by reason of overbearing appearance, loss of light or loss of privacy.

The proposed single storey rear extension is not considered to be detrimental to the amenity of adjoining residents or the street scene.

Conclusion

The proposal is considered acceptable with the single storey rear extension a discrete feature so as not to cause unacceptable harm to the character and appearance of the host property and the

street scene. The impact on the residential amenity of neighbouring occupiers is considered acceptable. Subject to the attached condition the proposal would satisfy relevant material planning considerations. This view is reached without prejudice to the need to comply with any other regulatory regimes outside the control of the planning system, as applicable.

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

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.

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.

- 3 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- **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.

- **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.