

Officer's Report

Application Number	HGY/2022/3551
Type	Householder planning permission
Location	26, Connaught Gardens, London, N10 3LB
Proposal	Demolition of existing garage and erection of two storey side extension.
Case Officer	Ben Coffie
Valid Date	14/10/2022
Applicant	Ms F Lobascher
Agent	Ms F Lobascher

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

1.1 This application is for demolition of garage and erection of two storey side extension in its place. The proposal follows a previous refusal for a similar development under application reference: HGY/2022/2027. The current proposal includes the following changes:

- The previous flat roof has been changed for a hipped roof.
- The proposed two storey side extension has been reduced to a depth of 4.2m at first floor level.
- The existing side wall would be finished with decorative cladding tiles at first floor level.

1.3 The current application includes changes to the front elevation relating to the proposed windows which now include panes and grid bars to match the existing window designs and brickwork at ground floor level and render at first-floor level.

Site and Surroundings

1.4 The application site is a two-storey semi-detached property which is not located in a conservation area.

Relevant Planning and Enforcement history

1.3 HGY/2022/2027- Demolition of garage and erection of two storey side extension in its place.

2. CONSULTATION & LOCAL REPRESENTATIONS

2.1 Woodlands Conservation Area Action Group- No objection with the development however some concerns are raised against the proposed window not matching the existing windows and the element of the first floor finished with cement or timber. Potential loss of daylight impacts.

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

No of individual responses: 3

Objecting: 2

Supporting: 1

2.3 The following concerns raised in the objections received are summarised below:

The proposed development would cause encroachment on the distance between the properties and cause amenity issues such as loss of light and an increased sense of enclosure and the most affected window serves the kitchen and staircase.

The 'decorative cladding tiles' proposed for the side elevations, if in a dark clay colour risk decreasing the luminosity.

The windows proposed have small panes and have different dimensions

2.4 Another point is made regarding the layout of the first floor being transposed from the previous set of plans however Officers do not view this as a planning concern.

3. MATERIAL PLANNING CONSIDERATIONS

3.1 The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design, appearance and impact on the area.

3.2 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.

3.3 The surrounding area is residential in nature and is mixed in character with detached and semidetached properties of varying design and size. The two-storey scale of these properties, the repetition of architectural features, the symmetry with adjacent counterparts of the same original design, and the similar material and colour finishes on the properties provide coherency to the character of this area.

3.4 The proposed two-storey side extension would replace the existing single storey garage, 5.46m in depth and 3m in height. The proposed would have a total depth of 9.5m at ground floor level however at first floor level the extension would measure 4.2m. It is proposed to feature a hipped roof design and its total height will measure 6.5m. The proposed material compositions are a smooth rendered finish at first floor level and red bricks to match the existing brick work at ground floor level. The side of the extension would be partly finished with render and the decorative tiles. The extension will adopt the style of windows as existing and will incorporate grid bars to match existing.

3.5 The proposed two storey extension would incorporate a hipped roof design which correlates with the existing roof design of the host dwelling, the roof being set below the main roof would communicate a subservient addition and allow the main dwelling to remain prominent. The design

approach would mirror the development of the adjoining semi-detached pair and would create a balanced appearance when viewed from the streetscene. As the proposed extension would maintain a gap between the site and no.24, the proposed development would not result in a terracing effect.

3.6 The proposed materials are broadly acceptable as they would match the existing materials of the host dwelling, with the exception of the existing side portion of the dwelling which would be finished with cladding. However, being cognizant that this part of the dwelling would not be highly visible from the streetscene, it would not have any detrimental impact on the character and appearance of the area in general.

3.7 Consequently, proposed development as a whole is in general accordance with Policies DM1 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 2021 and the NPPF.

Impact on neighbouring amenity

3.8 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.

3.9 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.

3.10 Officers have taken into consideration the objections received from adjoining neighbours regarding the impact the proposal would have on neighbouring amenity. Notwithstanding this, the development would maintain a separation distance of 1.77m to the closest neighbouring property No.24. Officers note that this neighbouring dwelling has side upper floor windows however it is perceived that the first floor window which is more likely to be impacted does not serve a primary habitable room, equally the proposed extension would not take up the full depth of the dwelling at first floor level therefore, it is not envisaged that the development would give rise to significant loss of daylight/sunlight, loss of outlook and an increased sense of enclosure.

Conclusion

3.11 The proposal is considered acceptable in terms of its impact on the character and appearance of the host property, surrounding conservation area and upon the residential amenity of neighbouring occupiers.

3.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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.

- 3 With the exception of the decorative cladding tiles proposed in drawing no. 1033pl12_A, 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: The construction works of the development hereby granted shall not be carried out before 0900 hours or after 1800 hours Monday to Friday or before 0900 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.
- 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: 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.