

Officer's Report

Application Number	HGY/2022/4554
Type	Full planning permission
Location	Flat A, 178 Nelson Road, Hornsey, London, N8 9RN
Proposal	Replacement and enlargement of existing single storey rear extension.
Case Officer	Mercy Oruwari
Valid Date	29/12/2022
Applicant	Mr D KISNER
Agent	MR STEVE MILLS

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid-terrace property converted into 2x self-contained flats. The double storey rear outriggers on this row of houses vary in size. The outrigger for the host property is significantly set back from the outrigger at No 176 and is a lot slimmer. The existing single storey extension pitches down towards the garden, and sits flush to the depth of No 176 outrigger. 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:

- HGY/2022/3166 – Flat B - Private Roof Terrace to outrigger roof with timber screening. Refused
- HGY/2018/0079 – Flat B - Formation of rear roof dormer extension and insertion of front roof lights. Granted
- HGY/1987/2212 - Conversion into two self-contained flats. Granted

Permission is sought for the replacement of the existing rear extension with a deeper flat roofed single storey extension. The existing extension is approximately 2.3 metres deep which sits flush against the neighbours outrigger. The proposed structure would project a further 2.5 meters in depth beyond No 176 outrigger. Although the extension would be 3.2 metres in height it would be acceptable.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

As the proposed extension would only project approximately 2.5 metres beyond the depth of No 176 outrigger the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance. There will be no material loss of privacy to neighbouring properties. 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 policies SP11 and SP12 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.

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 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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans.

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: 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