

Officer's Report

Application Number	HGY/2022/3924
Type	Householder planning permission
Location	76, Southwood Lane, Hornsey, London, N6 5DY
Proposal	4m single storey rear extension in render to match existing materials with part of the roof flat in fi-breglass waterproofing, and the other part sloping and in artificial slate. Insertion of new bi-fold aluminium doors and roof lights.
Case Officer	Sabelle Adjagboni
Valid Date	30/11/2022
Applicant	Mrs and Mr Dennis
Agent	Mr Michael Schienke

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development.

This is an application for 4m single storey rear extension in render to match existing materials with part of the roof flat in fibreglass waterproofing, and the other part sloping and in artificial slate. The application also includes the insertion of new bi-fold aluminium doors and roof lights.

Site and Surroundings

The application site is a three-storey terraced house located on the Middle of Southwood Lane. It is in the Highgate conservation area but is not it a listed building.

The houses next the application site, on its eastern side can be seen to have small rear extensions, just below 2m deep with roof lights.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows:

CON/2022/0462 | Reduction of the mature London Plane tree by about 2-3m back to previous reduction points. Thinning the crown by about 15-20% and removal of any dead wood. | No objection

Consultation response

1 Objection from the Highgate Conservation Area Advisory Committee (HCAAC). This will be addressed in the 'Impact on the character and appearance of the conservation area' part of this report.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 3 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. 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 extension is 4m deep. It features a flat roof about 1.76m deep to match the depth of the extension of the neighbours at No. 78. Beyond the 1.76m depth, the roof starts to slope down from the height of the flat roof, 3.36m, to an eave's height of approximately 2.5m. Given that the extension is a single storey, the scale is considered proportionate and subordinate to the host dwelling. Additionally, the walls of the proposed rear extension will match the existing thereby maintaining the existing uniformity of the building.

As such, the proposal is considered in line with the above policies.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's

approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be considered. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

An objection was raised by the HCAAC which raised concern on the inconsistencies with the boundary lines from the proposed drawings. The applicants addressed this by submitting updated plans with the correct boundary lines.

The objection also raised concerns about the inconsistencies in details given in the description of the proposal and the planning statement. This was also addressed by an amended description which reflects the proposal and materials, which are considered acceptable.

Concerns about the large area of glazing has also been raised. However, it is noted that No. 82, a couple houses down from the site, currently have a rear extension which is deeper than the shallow extensions of the houses in the same terrace and is also heavily glazed. Additionally, many of the houses on the other side of the site, although of a different typology, have standard size rear extensions with glazing. Therefore, the proposal is considered to be in keeping with the pattern of development and character of the area.

As such, the proposal is considered in line with the above policies.

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.

The height of 3.36m is only over a depth of 1.76m from which point the height begins to reduce all the down to about 2.5m at the full 4m depth of the extension. This sympathetic design creates an acceptable impact on the daylight and sense of enclosure of the neighbours.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

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.

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: 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: 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.