

Officer's Report

Application Number	HGY/2023/0120
Type	Householder planning permission
Location	44 Uplands Road, Hornsey, London, N8 9NL
Proposal	Demolition of existing single storey rear extension and its replacement with a new extension, proposed to be the same depth as existing and 1.5m wider. Includes the extension of the existing roof terrace.
Case Officer	Oskar Gregersen
Valid Date	13/01/2023
Applicant	Mr Herron
Agent	mr Bradley Roast

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a mid-terrace two-storey residential dwellinghouse, with attractive and original period features. The site is located within Stroud Green conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the widening of an existing extension, already complete with first floor balcony, to accommodate the enlargement of the kitchen.

2.4 The existing rear extension is 3.81m deep, 2.47m wide, and 3.45m tall. The proposed widened extension would be the same height and depth, but would be extended by 1.53m to total 4m in width. This would still appear sub-ordinate to the host dwellinghouse.

2.5 The proposal would be finished in the same timber cladding as is currently in place on the extant rear extension and would compliment the host dwellinghouse by creating an interesting and contemporary contrasting feature.

2.6 The extended roof terrace would not pose any issues to the proposal, as there is already a roof terrace in place atop the extant rear extension. An expansion to this would not cause any additional material harm to neighbouring amenity than the existing roof terrace and therefore the enlarged roof terrace can be supported.

2.7 The submitted design and access statement highlights that there are a variety of recently approved precedent examples of extensions spanning the full width of the rear of these properties on Uplands Road such as at Nos. 24, 28, and 50, therefore this smaller half-width proposal can be supported.

2.8 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.

2.9 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.10 The proposed development is in general accordance with Policies DM1, DM9, 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.

2.11 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.12 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.

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.