

Officer's Report

Application Number	HGY/2023/0178
Type	Householder planning permission
Location	59 Lanchester Road, Hornsey, London, N6 4SX
Proposal	Erection of a first floor side extension over existing garage, roof extension including a front dormer window and creation of a rear dormer extension with internal alterations.
Case Officer	Mark Chan
Valid Date	19/01/2023
Applicant	Mrs Jade Whitaker
Agent	Mr Paul Duffy

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
- 3) Materials to match

Informatives:

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

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a side extension at first-floor level over the property's existing garage and the erection of a larger rear dormer on the extended rear roof slope.

It is noted that the property has already been given planning permission to erect a single storey side to rear extension under permission ref: HGY2022/0896 and the current proposal is to erect a new first floor side extension on top of the existing garage and the approved ground floor side/rear extension. The existing hipped roof would be extended to cover the new first floor side extension and a wider rear dormer would be erected on the new roof.

Site and Surroundings

The application site is a two-storey detached property located on the eastern side of Lanchester Road. The site is not within a conservation area or near any listed buildings.

The property backs on to Highgate Wood, which can be viewed through the gap between the application property and the neighbouring property at 61 Lanchester Road.

Relevant Planning and Enforcement History

There have been two recent planning applications for this site:

HGY/2022/0896 - Erection of single storey side to rear extension; rear dormer roof extension; removal of chimney; replacement of front and rear windows; installation of side door; and rear patio. Granted permission 11/05/2022.

HGY/2021/2419 - Single storey rear extension; replacement of rear windows; sunken rear terrace and pergola / canopy cover. Granted permission 13/09/2021.

In addition, the current proposal was subject to an application for pre-planning advice. The Council supported the pre-application proposal which is largely identical to the current submission. (Ref: PRE/2023/0007).

LOCAL REPRESENTATIONS

The following representations have been received in response to notification and publicity of the application:

Comments supporting the application have been received from 48, 57 and 61 Lanchester Road.

An objection has been received from the Highgate Society raising the following concerns:

The development would block the existing view of Highgate Wood through the gap at first floor level between the properties at numbers 59 and 61. Views of greenery between houses is specifically mentioned as requiring protection, being part of the character of the area. Specifically, the Highgate Neighbourhood Plan (HNP), which was adopted in July 2017, forms part of the development plan framework for the area and therefore is a material consideration. Of key relevance is policy DH4 which relates to 'side extensions' and is clear in its recognition of the need to respect the streetscape and not block or significantly infill the gaps between buildings.

Surprised that the requirements of the HNP are not specifically mentioned in the pre application advice offered by Haringey to the applicants; because of this omission, the applicants will be misled into submitting an application which is against Haringey's own policy.

The various examples cited as justification for the development include some in Lanchester Road which took place prior to 2017 and are therefore now contrary to policy under the HNP. The citing of 64 and 66 Cranley Gardens is irrelevant in this context. These sites are some distance from the site, and Cranley Gardens is not within the HNP area and do not provide views between properties of Highgate Wood.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. 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.

In addition, the site is located within the area covered by the Highgate Neighbourhood Plan (HNP) adopted in 2017. Policy DH4 of the HNP relates to 'side extensions' and states the need to respect the streetscape and not block or significantly infill the gaps between buildings.

First floor side extension and roof extension

The first-floor side extension and roof extension retains and extends the cat-slide roof from of the existing property and would have a hipped end matching the existing hip. The extended roof would match the original roof in terms of pitch, design and material. The additional front dormer would match the proportions and design of the existing front formers. The resulting extension appears appropriately subordinate and respectful of the existing buildings character and appearance and consistent with original design of the application property.

It is acknowledged that concerns have been raised by the Highgate Society over the reduction of the gap between the application property and the neighbouring property at 61 Lanchester Road. At pre-application stage the Council noted that an approximately 1m gap would be retained between the northern side elevation of the extended property and site boundary and this was considered sufficient to maintain the existing visual separation between the neighbouring properties. The applicant has resurveyed the property and the gap between the flank wall of the application property and that of the neighbouring property is now thought to be approximately 1.52 metres rather than 1.17 metres shown on the originally submitted and pre-app proposal drawings. While the gap would still be significantly reduced at first floor level, the retained gap and the hipped roof design of the proposal and the previously extended No.61 Lanchester Road would still be significant enough to avoid a 'terracing effect' and to maintain the sense of separation between buildings that is a character of the streetscene.

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

Rear dormer

The proposed rear dormer would be 8m wide, approximately 3m wider than what was approved under the earlier planning permission ref: HGY/2022/0896. This increase in width would be in line with the increase in width of the extended hipped roof. As such the rear dormer would still be modest in scale when considered in relation to the enlarged roof form and would still preserve the majority most of the property's rear roof slope. The rear dormer would be set back sufficiently from the edges, eaves and ridge of the main roof. Its design and material would be in keeping with the host building in that the cladding material would be tiles to match the existing roof and the dormer windows would match the rear fenestration on ground and first floor level.

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 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 therefore considered acceptable in amenity terms and 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

Approved subject to the following condition(s):

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.

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.