

Officer's Report

Application Number	HGY/2023/0128
Type	Full planning permission
Location	Ground Floor Flat, 105 Hewitt Road, Hornsey, London, N8 0BP
Proposal	Proposed ground floor wraparound extension.
Case Officer	Ben Coffie
Valid Date	16/01/2023
Applicant	Mr Tom Allen
Agent	mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This application is for a "proposed single storey rear/side infill extension to ground floor garden flat with green roof and associated internal works".

Site and Surroundings

1.2 The application site relates to a mid-terrace dwelling, two storey dwelling located on the southern side of Hewitt Road. The host property is not listed, and the site is not located within a conservation area.

Relevant Planning and Enforcement history

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

No relevant planning history

2. Consultation response

2.1 The responses below were received following consultation on the application:

No consultees

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 23 letters. 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: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and character and appearance of the area

4.2 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.

4.3 Planning permission is sought for the erection side and rear extension around an existing outrigger. The proposed infill side extension will measure 2.27m toward the shared boundary however will have a maximum height of 3m due to its sloping roof, its depth will measure approximately 10.6m. The rear extension will measure a height of 3m and a depth of 2.9m. The extensions will take up the full width of the property.

4.4 The development is proposed to be finished with brickwork to match the existing brickwork of the property on the western side wall, dark metal cladding on the rear elevation, white render on the eastern side wall and fiberglass and slate tiles for the roof.

4.5 The proposed development is considered acceptable in terms of its scale, height and bulk and would appear compatible and in keeping with the character and appearance of the host property. It is noted that the properties within this area have relatively long rear garden areas, therefore the proposed extension would be well accommodated and integrated within the rear garden environment.

4.6 Due to the location of the development at the rear of the site, it will not be visible and would not result in any detrimental impact against the streetscene. The proposed finishing materials are considered to be of high quality.

4.7 As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 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

4.8 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.

4.9 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.

4.10 Given the development is at ground floor level its is unlikely have an adverse impact on the amenity of the occupiers of the upper floor flat in terms of loss of outlook, heightened sense of enclosure and loss of daylight.

4.11 The proposed side infill element, whilst it would be situated on the shared boundary with no.103, its height is considered moderate, it is also noted that no. 103 is higher in ground level than the application site. With regards to no.107, the proposed development is not considered to cause any impacts due to its moderate scale and bulk along the shared boundary with this adjoining site.

4.12 Consequently, with regards to the amenity of both adjoining properties, the proposed development would not give rise to any adverse impacts in terms of loss of loss of daylight/sunlight, loss of outlook and an increased sense of enclosure.

4.13 As such, the proposed development would comply with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

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

4.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted 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 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. B166936-3100 unless otherwise agreed in writing by the Local Planning Authority.

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: 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: 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.