

Officer's Report

Application Number	HGY/2022/4529
Type	Householder planning permission
Location	8 Crescent Road, Hornsey, London, N8 8AT
Proposal	Erection of single storey rear extension with a partial pitched roof and erection of single storey side extension. Installation of obscured side window and 1x rear rooflight.
Case Officer	Mercy Oruwari
Valid Date	23/12/2022
Applicant	Jacqueline Powell
Agent	John Roberts

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The site is four storey detached house with a habitable use of the attic space and the lower ground level, which is highly visible from the rear. The property is one of four detached houses located on the bend of Crescent Road. No 6 is at a slightly higher ground level than the host property whilst No 10 is lower. The site is located within the Crouch End conservation area.

3.2 The planning history of the site has been taken into account when coming to this decision. In 1957 the upper floors were converted to flatlets but sometime in the early 2000s the property has been re-converted back into a single family dwelling.

3.3 Permission is sought to replace the existing lower ground floor extension, which is level to the rear garden, with a new single storey extension. The half of the extension nearest to No 6 will be a flat roofed structure at 2.8 metres high and 3.6 metres deep. The other adjoining half in the initial submitted plans would have been deeper at 8 metres. This part of the structure will have a steep pitched roof which will reflect the original design feature of the gable end above. A large roof-light will be installed running almost the full length of the pitched roof. New glazed doors and window will be installed to directly access the rear garden. This section of the structure was deemed as excessive and was therefore revised and reduced to a slightly more modest depth of 7 metres.

3.4 The proposal also includes a new single storey extension on the side facing the boundary fence of No 10. It will closely replicate the original design of the ground floor side entrance/porch including the feature of the sloped roof. The original lower ground floor door and window will be removed in order to accommodate the new side extension. However, a new door would be installed off the back of the new side structure in order to replace the direct access to the rear/side area of the garden. Also a new high level (ground floor) obscured glazed window would be installed replacing the lower level side window. The final alteration, although not included in the original proposal, would be the installation of a 1x rear facing roof-light. This will sit flush within the main roofslope.

3.5 The proposal of both the extensions with the alteration is considered to be proportionate and subordinate to the host building. The two new structures along with the other works would be in keeping with the pattern of development in the area. Therefore, the character and appearance of the Crouch End conservation area will be preserved.

3.6 Although the ground level is at a lower height at No 10 due to the separation between the properties and the retained vegetation the potential impact of such a large structure is softened. The vegetation partially screens the existing single storey rear extension. The proposed height and depth of the new structure would be larger but as the vegetation will be retained the lower part of the extension will continue to be screened. In addition, the depth of that part of the extension has been reduced from what was originally submitted and is considered to more than adequately meet the 45 degree angle test from the window at No 10 most likely to be impacted. As a result there will be no material loss of sunlight or daylight, and it will not have an overbearing appearance for the neighbouring property. There will also be no material loss of privacy to neighbouring properties. The proposal overall is acceptable in amenity terms.

3.7 The proposed development is in general 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.

3.8 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.

3.9 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:

- 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
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.