

# Officer's Report

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0172</b>                                                                                                                       |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                     |
| <b>Location</b>           | 21 Etheldene Avenue, Hornsey, London, N10 3QG                                                                                              |
| <b>Proposal</b>           | Erection of single storey rear extension to replace original extension and the installation of replacement of doors in the rear elevation. |
| <b>Case Officer</b>       | Laina Levassor                                                                                                                             |
| <b>Valid Date</b>         | 19/01/2023                                                                                                                                 |
| <b>Applicant</b>          | Mr J Brown                                                                                                                                 |
| <b>Agent</b>              | C HANEL                                                                                                                                    |

## **RECOMMENDATION**

**Approve with Conditions**

## **PLANNING HISTORY**

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

## **SITE DESCRIPTION**

This application relates to 21 Etheldene Avenue, a two storey dwelling located on the Northern side of Etheldene Avenue. The application site falls within the Rookfield Conservation Area.

## **CONSULTATION RESPONSES**

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

## **PROPOSED DEVELOPMENT**

This application proposes the replacement of an existing single storey extension and the replacement of existing doors to the rear elevation.

## **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 to replace an existing single storey element. The new extension proposes an increased depth and width, similar to that of the extension at neighbouring No.23. The

proposal is similar in scale, design and appearance to the existing structure and development seen throughout the local residential area. The proposal is considered acceptable in terms of design and appearance.

## **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 taken into account. 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.

The extension is to be constructed in materials similar to those used in construction of the original dwelling with proposed alterations to the rear patio doors, matching original window detailing and materials. 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 conservation area will be protected.

## **IMPACT ON NEIGHBOURING AMENITY**

London Plan Policy D4 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 proposal is similar in scale to the adjacent neighbouring extension of No.23 and it is not considered there would be any increased harm to neighbouring amenity. The extension is set away considerable distance from No.19 and therefore no harm is proposed to the amenity of this neighbour. The proposal is thereby considered acceptable.

## **CONCLUSION**

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

## **CIL APPLICABLE**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

**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 specified otherwise on the approved drawings, .

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: 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: 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.