

# Officer's Report

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4265</b>                                                                                                                                                                                                                                       |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                                                     |
| <b>Location</b>           | 132 Falkland Road, Hornsey, London, N8 0NP                                                                                                                                                                                                                 |
| <b>Proposal</b>           | The proposal seeks planning permission for the erection of a single storey side infill extension to create a larger kitchen and a dormer extensions to the rear roof slope and outrigger and the installation of 2 roof windows to the front sloping roof. |
| <b>Case Officer</b>       | Oskar Gregersen                                                                                                                                                                                                                                            |
| <b>Valid Date</b>         | 29/11/2022                                                                                                                                                                                                                                                 |
| <b>Applicant</b>          | Mrs & Mr Edith & Karl Heinz Emmenegger-Clos                                                                                                                                                                                                                |
| <b>Agent</b>              |                                                                                                                                                                                                                                                            |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- One objection was raised, that highlighted four issues, one of which is considered to be material to the application. The objection stated that the flank wall be finished in blockwork, this has been amended to be matching brick as officers deem this to be more sympathetic to the host dwelling house.

- Non-material issues raised in the objection were as follows;

- o Property value

- o Party wall issues

- o Disturbance caused by construction (this matter is in part covered by an informative added specifying the hours of construction)

#### 2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey, mid-terrace residential dwellinghouse set within the Harringay Ladder. The site is not located within any 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 formation of an L-shaped dormer and outrigger roof extension, as well as the erection of a side infill extension and the installation of No. 2 rooflights on the front roof slope.

2.4 The proposed roof extensions would be of a similar scale to that of many other L-shaped extensions within the surrounding context. The outrigger extension would be 3.5m deep, by 3.3m wide and 2.8m tall and would not cover more than half of the existing outrigger. The roof dormer would be full width and 2.4m tall and would not protrude above the ridge line, with one rear facing window forming a Juliet balcony.

2.5 Materially both dormer extensions would be finished in black fibre cement slate tile wall cladding.

2.6 The roof extensions would appear sub-ordinate to the host dwellinghouse, and are in line with the pattern of development in the area. Therefore, they can be supported.

2.7 The proposed roof lights on the front slope are of a similar design to many other approved examples on Falkland Road. They would not dominate the front roof slope and are not deemed to cause any issues of overlooking. The rooflights can be supported.

2.8 The side infill extension would be 5.77m deep, with an eaves height of 2.3m sloping up to 3.27m at its maximum. The infill would create an atrium space between the proposed infill and rear of the dwellinghouse and would have a 200mm gap from the boundary of No. 134 Falkland Road. Materially the side infill extension would be finished in brickwork to match the existing on all sides.

2.9 Officers note that an objection was raised pertaining to the materiality of the proposed side infill. This was originally proposed to be grey painted blockwork however this has been altered to matching brickwork as officers deem that this would be more sensitive to the host dwellinghouse and surrounding built context.

2.10 Further within the objection were raised points on party wall issues and property values. These are not matters of material planning concern and will not be addressed further in this report.

2.11 Finally, a comment was raised on the impact on construction works on an elderly occupant of No. 134 Falkland Road. The LPA acknowledge that construction works may cause some disturbance to nearby residents. Environmental health legislation exists to protect neighbours from excessive noise and nuisance arising from construction work. A informative is included making the applicants aware of the relevant environmental legislation.

2.12 The proposal overall 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.

2.13 The height and depth of the proposed extensions 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.

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

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

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: 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.
- **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.