

Officer's Report

Application Number	HGY/2023/0189
Type	Householder planning permission
Location	20 Priory Avenue, Hornsey, London, N8 7RN
Proposal	Rear extension and internal alterations
Case Officer	Oskar Gregersen
Valid Date	20/01/2023
Applicant	KATYA GUY
Agent	mr BRYAN CONNOR

RECOMMENDATION

Refuse

1. REPRESENTATIONS

1.1 Six representations were received in response to notification and publicity of the application.

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

- Impact on privacy
- Excessive bulk
- Overlooking
- Out of character/not within pattern of development

2. REASONS FOR REFUSAL

2.1 The subject site is a two-storey mid-terrace residential dwellinghouse a short walk from Alexandra Palace Park. 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 a substantial side infill and rear extension to No 20, Priory Avenue. The proposed rear extension would be 9.29m deep facing the boundary with No.22 Priory Avenue, 6.2m of which would have an eaves height of 3m at the boundary, with the remaining 3m having a pitched roof with an eaves of 2.5m.

2.4 Due to the height of the eaves of the proposal at the boundary with No.22, Officers deem that the proposal would be overbearing in nature, creating a 9.2m long wall for which the height would predominantly be 3m. As such the proposal cannot be supported on amenity terms.

2.5 The design of the proposed rear extension would abut an existing flank bay window. This would create a 1.6m deep wall directly facing the leftmost window of this bay, and would obscure its view. Officers deem this to be an unfavourable design decision as light entering this window will be affected by the proposal.

2.6 By virtue of the scale and bulk of the proposal, and the close proximity to this bay window, the proposal is deemed to be unacceptable in design terms, as it would appear unsubordinate to the host dwelling and become an incongruous feature within the local context. Therefore the proposal cannot be supported in design terms.

2.7 Officers deem that the scale of the proposed rear extension would be out of character for the area, and would be overbearing on neighbouring properties. This would be in contravention of Policies D3 and D6 of the London Plan, as well as Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

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

REFUSE PERMISSION for the following reasons

Refusal Reasons:

The proposed extension, by reason of its size and scale, would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area, contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

The proposed development by reason of its height, depth and massing would have an overbearing relationship with the neighbouring property, reducing its outlook and daylight to the detriment of the amenities of its occupiers and contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2013 and inconsistent with guidance in the National Planning Policy Framework.