

Officer's Report

Application Number	HGY/2023/0237
Type	Householder planning permission
Location	54 Beresford Road, Hornsey, London, N8 0AJ
Proposal	Erection of a single storey infill extension with a three metre addition to the rear and formation of an 'L' shaped dormer.
Case Officer	Oskar Gregersen
Valid Date	24/01/2023
Applicant	Mr Vishal Somaya
Agent	Mr Ahmet Ucan

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Two 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:

Issues raised were:

- o Overlooking - dealt with in the report.
- o Sound insulation - not relevant to this application. The normal requirements of the building regulations are sufficient to deal with the sound insulation requirements of domestic extensions.
- o Pre-commencement of building works - regrettable and undertaken at the applicants own risk. If the application were to be refused any unauthorised works could be the subject of enforcement action
- o Inaccurate drawing label - the plans ahs been amended to conform that the application property is to remain a house and will not be subdivided into flat.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid-terrace residential dwellinghouse, set within the Haringay 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. Officers note that there have been attempts to sub-divide this site into two flats previously, however this application makes no mention of such a change, and the site appears to be retained as one residential dwellinghouse.

2.3 The proposal seeks the erection of a large side infill extension, and rear extension, with the formation of an L-shaped dormer roof extension, and the installation of No. 2 front rooflights.

2.4 The proposed roof extension would be modest in size, with the outrigger portion being 2.9 deep at its maximum. The rear dormer would be full width, and could be achieved under permitted development if this application were a Certificate of Lawfulness

2.5 The mansard-style design of the proposed roof extensions it helps to mitigate the impact of the extensions on the host dwellinghouse, making it appear more subordinate than a more conventional dormer extension of a similar scale might.

2.6 The proposed roof lights on the front slope would be in keeping with the pattern of development in the area, and would not detract from the appearance of the front elevation.

2.7 It is noted that an objection was raised pertaining to the overlooking nature of the proposed roof extensions and front rooflights. It is considered that the overlooking created by these proposed elements would not be materially more significant than the existing level of overlooking that occurs from existing first-floor and existing roof extensions to the rear of neighbouring properties. These elements of the proposal can be supported on amenity grounds.

2.8 The proposed rear extension would be 3m deep, by 3m tall and 3.52m wide. Similarly to the point raised in paragraph 2.4 this would be achievable under permitted development, and therefore this portion of the proposal can be supported,

2.9 The proposed side infill extension would be 7.3m deep, up to a maximum height of 3m to match the rear extension, with an eaves height of 2m. Officers note that usually this depth of side infill would be deemed as excessive, as it would create an intrusive mass of brickwork along the boundary. However in this instance as the eaves height is 2m it is deemed that the impact on amenity would be less than substantial and the proposal can be supported.

2.10 Overall, for the reasons listed above 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 area will be protected.

2.11 The height and depth of the extension 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.

2.12 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.

2.13 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.