

Officer's Report

Application Number	HGY/2023/0043
Type	Householder planning permission
Location	28 Lancaster Road, Hornsey, London, N4 4PR
Proposal	Erection of a single storey rear/infill extension.
Case Officer	Mercy Oruwari
Valid Date	06/01/2023
Applicant	Sophie Davies
Agent	miss Meja-Marie Hubbarde

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

Local Representations

No representations have been received in response to notification and publicity of the application.

Internal Consultation

The following comments were received from Conservation:

- The extension is not visible from the highway,
- The inter-visibility between the site and the adjoining properties is limited,
- The extension is larger but is still considered subservient to the original building,
- It is stepped back from the side elevation of the host building,
- There are concerns of the proportions of the rear window in comparison to the existing.
Also it is questioned that is there any benefit to them as there is any light from the roof-light above. It is suggested that they are removed from the scheme or resized.
- Overall the proposal is supported despite the above concerns.

REASONS FOR GRANTING PERMISSION

The subject site is a three storey property at the end of a row of 4 terraced houses, which sits adjacent to the next set of terraces. No 28 has a significant separation gap between the host property and the neighbouring property of No 26. Also like the host property all the houses within the vicinity have rear extensions. The site is located within the Stroud Green conservation area but does not fall within the curtilage of a listed building. There is no relevant planning history for the site that will be taken into account when coming to this decision.

The proposal although larger than what would be normally deemed acceptable is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The single storey structure is a modern and contemporary approach to extending this property. It is tucked well within the side return of the ground floor rear extension reducing visibility of the development. Although the windows have been raised as a concern, with it

being set back and tucked away it is not highly visible and overall the window would not have a significant impact on the character of the property. The proposal would therefore not harm the character or appearance of the conservation area.

There is a significant separation gap between the host property and No 26. The height and depth of the extension would therefore 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.

The proposed development is in general accordance with Policies DM1, DM9 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.

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:

- **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.