

Officer's Report

Application Number	HGY/2023/0296
Type	Full planning permission
Location	Flat 1, 130 Muswell Hill Road, Hornsey, London, N10 3JD
Proposal	Side infill extension to existing rear extension, replacement of existing flat roof.
Case Officer	Ben Coffie
Valid Date	30/01/2023
Applicant	Rebecca & Nicholas Napolitano
Agent	Ms Dani Schmidt

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 Planning permission is sought for a side infill extension to existing rear extension, replacement of existing faulty flat roof and internal alteration.

1.2 This application is a resubmission of the refused planning application HGY/2022/4026 by reason of its excessive depth of 6.6m.

1.3 The current resubmission initially reduced the depth of the proposed extension to 4.4m however an amendment has been made to further reduce the depth of the extension to 4m following officer's review.

Site and Surroundings

1.2 The application site is a terrace dwelling house fronting Muswell Hill Road to the east. Whilst the Muswell Hill conservation area is within proximity, the site does not fall within the conservation area, and it does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

1.3 HGY/2022/4026- Side infill extension to existing rear extension, replacement of existing faulty flat roof and internal alteration.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of 9 letters to neighbouring occupants. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers.

Design & impact on the character and appearance of the area

3.1 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.

3.2 The site benefits from an existing single storey rear extension which measures approximately 6.6m in depth, 2.6m in height and 3.2m in width. The proposed addition would maintain the same height however would now extend along the shared boundary with the adjoining site no.128 Muswell Hill, therefore would result in a total width of 4m.

3.3 The bulk, massing, design and choice of materials for the proposed the extension would respect the scale, form and character of the host building and the wider area. The proposal is therefore acceptable with regards to design. No harm is anticipated from the replacement roof against the character and appearance of the host property and the surrounding area.

3.4 Consequently, the proposed extensions would not represent an intrusive addition to the host property and general area given the presence of larger extensions in the vicinity.

Impact on the amenity of adjoining occupiers

3.4 London Plan 2021 Policy D6 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.

3.5 Development Management DPD 2017 Policy DM1 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.

3.6 It is acknowledged that the proposed enlargement would not result in a further projection beyond the existing rear extension, therefore it would not impact upon the amenity of no. 132 as the current setting would be maintained. The extension has been reduced to 4m in depth, and it is noted that there is a step down of approximately 1m to the garden. As the proposed extension would not be raised to be levelled with the existing height of the ground floor of the host building, its height and depth would not result in any adverse impact against no.128 in terms of loss of daylight/sunlight, loss of outlook and an increased sense of enclosure.

3.7 As such, the proposed extension would not inflict adverse impact on the amenity currently enjoyed by occupiers of the neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusions

3.8 The proposal is considered acceptable and would not result in undue harm against the amenity of the occupants of neighbouring sites.

3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

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.