

Officer's Report

Application Number	HGY/2023/0256
Type	Householder planning permission
Location	79 Muswell Hill Road, Hornsey, London, N10 3HT
Proposal	Erection of ground floor rear extension, installation of new front/rear rooflights, replacement windows throughout, rear doors to be upgraded and addition of new rear staircase.
Case Officer	James Mead
Valid Date	25/01/2023
Applicant	Mr Stefan Filip
Agent	Mr Ross Slater

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No consultee responses received.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a three storey, terraced dwellinghouse. This property sits on the western side of Muswell Hill Road, in a line of terraced properties. The setting is primarily residential in character, being made up of a mixture of terraced, semi-detached and detached properties, as well as blocks of flats. Although, there are also various educational buildings present in the locality. The site is within the Muswell Hill Conservation Area (CA) and the Appraisal covering the area identifies this row of terraced properties, including the host dwelling, as positive contributors to the character of the CA.

4.2 The planning history of the site has been taken into account when coming to this decision.

Design, Appearance & Heritage

4.3 The existing property currently has a single storey projection extending into the rear garden. It is proposed to remove this and then erect a new single storey rear extension. The extension would be of modest height, width and depth, in relation to the host property. Therefore, this addition would not appear overly bulky and would remain subservient to the existing dwelling. The flat roof design of the extension would not be visually intrusive, and as such is acceptable. Brickwork to match would be the main external material used and this is appropriate. Other minor external alterations are proposed to the rear, with new ground floor doors inserted and a staircase installed.

These works would not have a substantial visual impact on the appearance of the property, and consequently are acceptable.

4.4 New rooflights would be installed on the front and rear roof slope. These additions would be minor in nature and would not detract from the appearance of the property. All replacement windows in the main property would be of timber construction and would be of matching style, therefore these are appropriate. Overall, in design terms, the full scope of works would be acceptable, with the character and appearance of the host property, the surrounding area and the CA not adversely impacted. The historic significance and special interest of the CA would be preserved.

Neighbour Amenity

4.5 The proposed extension would be of similar depth, when compared with the existing ground floor rear projection. However, the proposed addition would be of greater height and would be constructed up to the boundary with 81 Muswell Hill Road (property to the north). This neighbouring dwelling has a rear facing window on the main property close to this boundary. The increased height and the siting along the boundary may result in a slight enclosing impact affecting this window. This is noted, however the single storey level of the proposed extension, together with the presence of only single storey built form to the north of this neighbouring window, would ensure that this opening would not be unduly enclosed. Furthermore, it is acknowledged that a similar extension, with comparable neighbour relationships, has been approved and constructed at 77 Muswell Hill Road. Therefore, it is considered, on balance, that this neighbouring window would not be materially impacted by: overbearing affects, an increased sense of enclosure or a restriction of outlook.

4.6 No.81 also has a ground floor side window, which would face towards the new extension. Sufficient spacing would be retained between the extension and this window, so to ensure that this opening would not be unduly impacted by: overbearing affects or harm to outlook. The ground floor level of the extension means that inappropriate loss of light to windows or overshadowing would not affect No.81. The depth of the proposed extension would not be so substantial to materially affect the rear amenity space or other rear windows of No.81. None of the other proposed works would result in material amenity impacts. Issues of overlooking towards No.81 would not arise from the proposed development.

4.7 The proposed extension would be set away from the boundary with 77 Muswell Hill Road (property to the south) and would be a significant distance from the rear boundary with Norton Lees Mansions. These distances, coupled with the minor nature of the other works, would ensure that the amenity of No.77 and Norton Lees Mansions would not be unduly impacted. None of the new windows would allow undue overlooking of these neighbouring properties. Overall, in terms of neighbouring amenity, the living conditions and privacy of all nearby properties would not be materially harmed.

Conclusion

4.8 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, and Policies SP11 & 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.

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

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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, and to preserve the character of the Muswell Hill Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 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.
- **INFORMATIVE: Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

