

Officer's Report

Application Number	HGY/2022/4159
Type	Householder planning permission
Location	81 Woodland Rise, Hornsey, London, N10 3UN
Proposal	Erection of a single storey rear extension.
Case Officer	Neil McClellan
Valid Date	18/11/2022
Applicant	Mr David Cooke
Agent	Mr Alex Bilton

RECOMMENDATION

Approve with Conditions

APPLICATION DETAILS

Proposed Development

This is an application for the erection of a rear extension following the demolition of an existing small extension.

Site and Surroundings

The application site relates to a two-storey terrace property, located at 81 Woodland Rise on the northern side of Woodland Rise. The road is residential in character, characterised by terrace and semi-detached properties. The site is not located within a conservation area.

Relevant Planning and Enforcement History

N/A

Local Representations

The application has been publicised by way of 5 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 1

Supporting: 1

Support: 83 Woodland Rise have no objection as they have planning permission for a single storey rear extension that will extend up to the boundary of the application property and intend to make use of a party wall that will serve both properties' extensions.

Object: 79 Woodland Rise object on the grounds that the proposal would result in unreasonable overshadowing and loss of light.

Officer Comments: The impact of the proposal on neighbouring amenity is taken into consideration in the assessment of this application, as discussed below.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance &
Impact on neighbouring amenity

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal involves the erection of a rear extension measuring 5.6m in depth, and 7.4 m in width (spanning the full width of the dwelling). The extension is proposed to have a flat roof to a maximum height of 3.3m. The proposed single storey rear extension is considered to be acceptable in terms of depth, form and design, specifically as it sits at a lower ground level compared to the ground floor level of the existing house.

As a single storey structure, the proposal would appear appropriately subordinate and respectful in scale relative to the part 3-storey rear elevation of the existing house and relative the size of the plot, with the property retaining a large and substantial rear garden. Mindful also of the presence of other extensions to the rear of properties, such an extension would respect its surroundings and the character and appearance to this part of the area. A contemporary approach is taken in respect of external materials and detailing which contrasts with the traditional architecture and materiality of the existing building. Given the high quality of the materials and design demonstrated in the submission, this approach is considered acceptable and is supported by officers. Given that this approach requires the use of high quality external materials and finishes, it is recommended that in the event of the application being approved, a condition be attached requiring the LPA's approval of all external materials prior to the commencement of above ground works.

Impact on neighbouring amenity

London Plan 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' 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.

In relation to amenity, the principal properties to consider are No. 83 and No. 79 Woodland Rise. Officers note that both properties have a single storey outrigger to their rear.

It is accepted that the depth of the extension along both adjoining boundaries is deeper than that allowed under 'permitted development'. As pointed out above the floor level of the proposed extension is sunken compared to the main house. As a result, the extension will have a low height on the shared boundary with No 79.

It is noted that an objection has been received from No 79, concerning impact on light. Given the relatively low height of the extension officers do not consider there would be a materially harmful impact on light and outlook to the large French doors to this adjoining property, nor would the extension be visually overbearing or lead to a tunnelling effect. As per the plans submitted the proposed extension would pass the BRE's 45 degree rule-of-thumb test to determine the likely impact of development on the light received by neighbouring properties' windows.

In terms of No 83, it is accepted the extension will have some impact on outlook and light to its nearest windows. It is however noted from the comments received that the occupiers of this property have recently been granted planning permission for their own extension that would build up to the boundary with the application property, with both properties' extensions making use of a shared party wall, thereby mitigating any potentially harmful impacts of the current proposal on their amenities.

Conclusion

The proposal is considered acceptable with the single storey rear extension a discrete feature so as not to cause unacceptable harm to the character and appearance of the host property. The impact on the residential amenity of neighbouring occupiers is considered acceptable. Subject to the attached conditions the proposal would satisfy relevant material planning considerations.

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.

RECOMMENDATION

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 Prior to the commencement of buildings works above grade, details of all external materials to be used in the development, including details of all windows and doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- **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: 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: 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.