

Officer's Report

Application Number	HGY/2023/0264
Type	Householder planning permission
Location	5 Fairfield Road, Hornsey, London, N8 9HG
Proposal	Erection of two storey rear extension, excavation to rear, installation of 1no. side dormer, 2no. rear dormers and 3no. front rooflights, installation of new side windows, replacement windows and works to the front, including new walls, railings and refuse store (amendments to previously approved: HGY/2021/3588).
Case Officer	James Mead
Valid Date	10/02/2023
Applicant	Mr & Mrs M Grady
Agent	Mr Bryan Connor

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Conservation Officer: No objections to the proposals.

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, end of terrace dwellinghouse. This property sits on the southern side of Fairfield Road, in a line four terraced dwellings. The setting is residential in character, being predominantly made up of terraced housing and some semi-detached properties. The site is situated in the Crouch End Conservation Area (CA) and the Appraisal covering the area identifies this row of terraced properties, including the host dwelling, as buildings that contribute positively to the character of the CA. The Appraisal specifically comments on the brickwork, slate roofs, prominent chimney stacks, square bays, triple sash windows and entrances of these properties.

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

HGY/2021/3588: Part two storey, part single storey rear extension (following demolition of existing outrigger); associated upper ground roof terrace and external stairs; partial excavation to rear and rear terrace; 1 x side and 2 x rear dormers; installation of 3 x front rooflights; installation of lower ground floor and second floor side windows; replacement windows throughout; alteration to front

and rear surface and steps; installation of black painted wrought iron railing to front steps; and erection of refuse store in front garden. Approved with conditions.

4.3 Planning permission was previously granted for a very similar scheme, under reference: HGY/2021/3588. The main change from this previously approved application is that it is no longer intended to provide a rear roof terrace at upper ground floor level. Instead, it is now proposed to construct a full width two storey rear extension. Minor changes to rear fenestration are also shown on the submitted plans.

Design, Appearance & Heritage

Two Storey Rear Extension

4.4 To the rear the property currently incorporates two storey projections that extend from the main bulk of the house. It is proposed to demolish these and then erect a new two storey rear extension. There is no objection to the demolition of these projections, as this existing built form is of no great architectural or historic value.

4.5 The proposed rear extension would span across the full width of the rear elevation. However, it would be of limited depth and would be set-down notably from the roof of the existing property. Due to the modest depth and acceptable height of the extension, it is not considered that the addition would appear overly bulky. This proposed extension would remain subservient to the host property. The land levels would be slightly dropped at the rear to accommodate the extension. These works would not have a notable visual impact on the appearance of the site, and as such are acceptable. The flat roof design would not be visually intrusive in appearance. Noting this, and given the limited visibility from public vantage points, it is considered that this design is appropriate. The extension would be constructed in matching yellow brickwork, which is acceptable. A notable quantity of glazing would be installed in the extension. Whilst this is noted, an extension of similar appearance exists at 7 Fairfield Road. Therefore, there is no objection to the addition of the glazing.

Side Dormer, Rear Dormers & Rooflights

4.6 It is proposed to add one side dormer, two rear dormers and three rooflights to the roof of the property. These roof additions were previously approved under reference: HGY/2021/3588. There has been no change in circumstances that would justify officers taking a different view on these additions. As such, these elements continue to be appropriately proportioned and suitable designed additions to the roof of the host dwelling.

Other External Alterations

4.7 The scheme involves other minor alterations and these mainly concern the windows of the property. It is intended to install replacement windows throughout the dwelling. These windows would be of appropriate style and would be of timber construction, which is acceptable in a CA location. On the western side elevation, it is proposed to install a new window. This addition would not have a harmful visual impact on the appearance of the property.

Works to the Front

4.8 There are also works proposed to the front of the site, with new walls intended to be erected and a refuse store proposed to be installed. These works formed part of the previous approval on the site (reference: HGY/2021/3588). Circumstances have not changed on the site to warrant officers taking a different view on these works. It is considered that the new walls and refuse store would be modestly proportioned additions to the front of the site, which would not appear unduly

dominant in the street scene. These additions to the front of the site would be constructed in matching brickwork, which is appropriate to the appearance of the existing property and the character of the locality.

4.9 Overall the full scope of works proposed in this application would be of acceptable design, with the character and appearance of the host dwelling, the surrounding street scene and the CA not harmed. The special interest and historic significance of the CA would be preserved.

Neighbour Amenity

4.10 The rear extension would be constructed up to the boundary with 7 Fairfield Road (property to the east). Whilst this proximity is noted, the extension would not project further to the rear than the similar extension at No.7. Due to this, No.7 would not be unduly impacted by: overbearing effects, loss of light, overshadowing or restriction of outlook. The other works in the scheme would not be of such scale to result in harmful amenity impacts effecting No.7. No new eastern facing side windows are intended to be incorporated into the host dwelling. Therefore, inappropriate overlooking of No.7 would not occur.

4.11 The rear extension would also be constructed up to the boundary with 3 Fairfield Road (property to the west). This proximity is acknowledged, however the modest depth of the rear extension would ensure that No.3 would not be materially impacted by: overbearing effects, loss of light, overshadowing or harm to outlook. The other works in the scheme would not be of such scale to unduly impact the amenity of No.3. A new western facing upper floor side window is proposed to be installed into the main property. In order to restrict views towards No.3, a condition is recommended requiring the fitting of obscured glazing in this new window. This condition is in line with the previous consent granted on the site. Subject to this condition, it is not considered that the privacy of No.3 would be harmed.

4.12 The property to the rear of the site (10 Aubrey Road) would be a notable distance from the proposed enlargements. Therefore, this neighbour would not be unduly impacted.

4.13 Overall, in terms of impacts of neighbours, it is considered that the amenity, living conditions and privacy of all the neighbouring properties would be appropriately protected.

Conclusion

4.14 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.

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

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 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).

- 4 No part of the extension hereby approved shall be used as a roof terrace or balcony.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 5 Notwithstanding the plans hereby approved, the new first floor side window (serving bathroom) and the new second floor side window (serving study) on the western side elevation shall both be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with 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.

- **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.