

**Date of meeting:** 14/02/2023

Thank you for attending the pre-application site meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

**Site Address:** 11 The Avenue, London, N10 2QE

**Proposal:** Erection of single storey side and rear extension.

**Attendees:**

- James Mead – Senior Planning Officer
- Martin Gaine – Just Planning
- Dermot Gilroy – Applicant

**1. SITE DESCRIPTION**

The site is occupied by a two storey, terraced dwellinghouse. This property sits on the south-western side of The Avenue, in a line of terraced dwellings. The areas to the west of the site are residential in character, being made up of a mixture of semi-detached and terraced properties. On the opposite side of the road is Alexandra Park, together with facilities such as a boating lake and play area. Some distance to the south-east is Alexandra Palace, which is a grade II listed building. The Alexandra Palace and Park Conservation Area (CA) is to the north-east, however the site is within the Muswell Hill CA. The Appraisal covering the Muswell Hill CA comments on many of the features of these terraced properties (1 – 31 The Avenue), including: the red brick construction, the chimney stacks, the canted bays, the hood above the entrance and the windows. These properties, including the host dwelling, are identified as positive contributors to the character of the CA.

**2. RELEVANT PLANNING HISTORY**

- HGY/2021/0682: Erection of single storey side and rear wraparound extension, formation of basement with front and side lightwells, enlargement of existing rear dormer, and installation of front roof lights. Approve with conditions.

### **3. RELEVANT PLANNING POLICY**

- National Planning Policy Framework (2021) (NPPF)
- The London Plan (2021)
- Haringey's Local Plan Strategic Policies (2017) (Local Plan)
- Development Management DPD (2017) (DM DPD)

### **4. COMMENTS ON PRE-APPLICATION PROPOSAL**

- 4.1. In response to the plans/information submitted and having regard to the discussions at the pre-application site meeting the following advice is provided by officers.

#### Background

- 4.2. Planning permission was granted under reference: HGY/2021/0682 for the erection of a single storey rear/side extension and the formation of a basement, with lightwells. Other works were approved, including the enlargement of a rear dormer and the addition of rooflights. This pre-application concerns the single storey rear/side extension, which wraps around the outrigger.
- 4.3. Works have commenced, with the shell of the rear/side extension now present on site. However, the rear/side extension has not been constructed in line with the plans approved under reference: HGY/2021/0682. The extension is of greater height and the side infill element has a steeper roof pitch. The agent and applicant have explained that the extension has been constructed in this manner due to the required dimensions of the steelwork. This pre-application submission seeks to understand whether the extension, as constructed, is acceptable and whether it could be regularised.

#### Design, Appearance & Heritage

- 4.4. The 'as constructed' extension has a maximum height of approximately 3.95 metres, which is 0.6 metres higher than the approved extension. The eaves height (along the boundary with 13 The Avenue) as constructed is approximately 2.75 metres and this is 0.3 metres higher than as approved. These changes are considered modest in design terms, and therefore the 'as constructed' extension does not appear as an overly bulky addition to the host property. The extension remains appropriately subservient to the existing dwelling. The 'as constructed' extension, when compared with the approved extension, has not harmed the character and appearance of the host property, the surrounding area or the CA. Therefore, from a design perspective, the 'as constructed' extension is considered likely to be acceptable.

### Neighbour Amenity

#### *13 The Avenue*

- 4.5. To the north-west of the site is 13 The Avenue and the approved extension would have been constructed up to the boundary with this neighbour. Similarly, the 'as constructed' extension sits along this boundary. No.13 has a rear facing window on the main part of the dwelling close to this boundary and several ground floor side windows in the outrigger, which face the 'as constructed' extension.
- 4.6. It appears that prior to the development at No.11, the rear facing window of No.13 already received limited sunlight/daylight, due to the presence of outriggers to either side. Officers previously determined that the approved extension would not have caused detrimental loss of sunlight/daylight to No.13. The changes that have been made to the 'as constructed' extension do not appear to be so significant to result in materially greater losses of sunlight/daylight to this window, when compared with the approved extension. Therefore, on balance, it is not considered that this window has been affected by unacceptable loss of sunlight/daylight resulting from the 'as constructed' extension.
- 4.7. Similarly, the outlook from the rear facing window of No.13 was already limited, prior to the development at No.11. It is noted that the 'as constructed' extension does have a greater eaves height along the boundary and the gradient of the roof slope has been increased. However, again these changes are not substantial. Furthermore, the land directly to the south-east of the rear facing window is not occupied by the extension and this provides some visual relief when taking views from this opening. Noting the modest nature of the changes, and given the visual relief mentioned above, it is not considered that there has been a materially greater impact on outlook or an unduly harmful sense of enclosure affecting this rear facing window.
- 4.8. Prior to the development at No.11, the side facing windows of No.13 received limited light and had minimal outlook, due to the presence of the outrigger to the south-east. The approved extension would have brought ground floor built form closer to these windows, however officers concluded that this would not have resulted in a detrimental loss of light or outlook. The 'as constructed' extension is slightly higher along the boundary and has a greater maximum height. However, these changes are not so significant to cause materially greater loss of light to the side windows of No.13, when compared with the approved extension. Furthermore, the 'as constructed' extension results in very similar impacts, in terms of the outlook from these side windows. Therefore, it is not considered that the 'as constructed' extension has caused undue impacts on outlook or an excessive enclosing impact affecting these side windows.

- 4.9. The 'as constructed' extension projects the same distance to the rear, as the approved extension. Due to this, and given the only modest increase in the scale of the extension, it is not considered that the 'as constructed' extension has resulted in undue overbearing impacts, excessive overshadowing or harmful loss of light affecting the rear garden space of No.13.

#### *9 The Avenue*

- 4.10. The approved extension would have been erected up to the boundary with 9 The Avenue (property to the south-east). Similarly, the 'as constructed' extension sits along this boundary. The 'as constructed' extension also projects the same distance to the rear, as the approved extension. Noting this identical projection, and given the only modest increase in the height of the extension, it is not considered that the 'as constructed' extension has caused undue: overbearing impacts, loss of light, overshadowing or restriction of outlook affecting No.9.

#### Conclusion & Next Steps

- 4.11. In summary, the 'as constructed' extension has not harmed the character and appearance of the host property, the surrounding area or the CA. The special interest and historic significance of the CA has been preserved. The modest increases in the overall height and eaves height of the 'as constructed' extension, when compared with the approved extension, means that materially greater loss of light, harm to outlook or enclosing impacts do not appear to have affected No.13. The 'as constructed' extension projects the same distance to the rear as the approved extension, and therefore has not resulted in undue overbearing impacts, loss of light, overshadowing or harm to outlook affecting No.9 or either of the neighbouring garden areas. The 'as constructed' extension does not appear to have caused material harm to the amenity or living conditions of neighbouring properties.
- 4.12. In regard to the next steps, the applicant is advised to submit an application under Section 73 of the Town and Country Planning Act (1990), so to apply to regularise the situation. This application should seek to vary condition 1 of HGY/2021/0682, so to substitute in revised plans showing the 'as constructed' extension. As part of this application, the applicant should provide a clear synopsis of the changes that have been made to the 'as constructed' extension, compared with the approved extension. Furthermore, commentary should be supplied to explain why these changes have been made. The applicant should be aware that officers will further consider and review this proposal through the planning application process, which includes consultation with neighbours and consultees.

## 5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all information.

The following information will be required for registration of the planning application in respect of this site.

1. An application form for removal/variation of condition.
2. Planning application fee.
3. Location Plan – must be based on an up-to-date map and should be at a scale of 1:1250. The site boundary should be identified in red, with a blue line drawn around any adjacent land owned by the applicant.
4. Existing Block Plan – should show footprints of all proposed buildings on site and should be at a scale of either 1:200 or 1:500. In this case, it should be the block plan provided with the original planning application.
5. Proposed Block Plan – should show footprints of all proposed buildings on site and should be at a scale of either 1:200 or 1:500. In this case, it should show the ‘as constructed’ extension.
6. Existing Floor Plans & Elevations – full floor plans and elevations of existing buildings at a scale of either 1:50 or 1:100. In this case, these should be the existing plans/elevations submitted with the original planning application.
7. Proposed Floor Plans & Elevations – full floor plans and elevations of proposed buildings at a scale of either 1:50 or 1:100. In this case, these should be plans/elevations showing the completed ‘as constructed’ extension.
8. Design & Access Statement – this should include an explanation of the proposed changes from the approved extension, together with a commentary outlining why these changes were necessary. It would be useful to provide diagrams, plans or images that show the changes that have been made.

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

## **6. PLANNING APPLICATION PROCESS**

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking

Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressing to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.

2. Registration

The application is entered into the register of applications and customers are informed: that their application is registered, of their application reference number, of their case officer and of the deadline they can expect to hear back by.

3. Consultation (a minimum of 24 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision

The planning service will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

## **7. CARRYING OUT BUILDING WORKS**

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an approved inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk)

## **PLEASE NOTE**

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.

## **CONTACTS**

If you have any queries regarding the content of this pre-application advice note, please the following officer.

Officer: James Mead

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