

# Officer's Report

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0334</b>                                                                                                                             |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                  |
| <b>Location</b>           | 9 Alexandra Park Road, Hornsey, London, N10 2DD                                                                                                  |
| <b>Proposal</b>           | Construction of timber clad rear extension to existing property on footprint of previously demolished conservatory with pergola affixed to side. |
| <b>Case Officer</b>       | Sarah Madondo                                                                                                                                    |
| <b>Valid Date</b>         | 01/02/2023                                                                                                                                       |
| <b>Applicant</b>          | Zachary Fall                                                                                                                                     |
| <b>Agent</b>              | Mr Shaun Ihejetoh                                                                                                                                |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **Proposed development**

Construction of timber clad rear extension to existing property on footprint of previously demolished conservatory with pergola affixed to side.

#### **Site and Surroundings**

The site is situated at the Western end of Alexandra Park Road as part of a semi-detached property split over three-storey with a carport at basement level. The site is located in Muswell Hill Conservation Area.

#### **Design and appearance**

Permission is sought for the erection of a single storey rear extension and would be replace the existing conservatory which has been demolished. The extension would be designed to use the same footprint as the previous conservatory and the extension would have a sloped roof rising to 4.5m from ground level at its highest point. The roof line of the proposed will extension would sit 75mm below the roofline of the existing extension. The single leaf brick wall to the boundary will be increased, forming a parapet to accommodate the increase in height of the proposed extension. The proposed extension is considered proportionate and subordinate to the existing building. It is considered that the proposed extension would not have any significant adverse impact on local visual amenity or on the character and appearance of the conservation area, leaving it preserved.

Given that the extension would have a sloping roof to match the joint party wall with the neighbouring property and would not be significantly higher than the demolished structure, it is considered that the amenity of the neighbouring property no. 7 would not be significantly harmed. In relation to no. 11, given the gap it is considered that the amenity of this property would not be harmed. The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9 and 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.

**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.

**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.