

# Officer's Report

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0012</b>                                                                                                                                       |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                     |
| <b>Location</b>           | 34 The Avenue, Hornsey, London, N10 2QL                                                                                                                    |
| <b>Proposal</b>           | Erection of a single storey rear extension and rear outbuilding, and installation of PV panels on roof, heat pump and external insulation (AMENDED PLANS). |
| <b>Case Officer</b>       | Matthew Gunning                                                                                                                                            |
| <b>Valid Date</b>         | 04/01/2023                                                                                                                                                 |
| <b>Applicant</b>          | Dr & Dr Rebecca & Graham Craven & Maunder                                                                                                                  |
| <b>Agent</b>              | Mr Jez Gay                                                                                                                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. REPRESENTATIONS

One representation was received in response to notification and publicity of the application, as summarised below:

- Concern about the installation of a ASHP as currently proposed.
- Excessive noise from ASHP.
- Heat pump noise levels do not adhere to the standards required for permitted development.
- Assessment of noise was calculated at 42 db from the 1st floor rear left hand window which the assessment states is 7 metres from window of No 32. The distance is less than 7 metres so the noise would exceed 42db. Kitchen window is much closer.
- Request for the ASHP to be installed in alternative location.
- Outbuilding – concern about impact on privacy with users able to look into neighbouring properties. Concerns about intensity of use.

(Officer comment: As set out below the position of the ASHP has been moved).

#### 2. REASONS FOR GRANTING PERMISSION

The application site is a two-storey detached single-dwelling-house located on the northern side of The Avenue. The site is located within the Vallance Road Conservation Area.

The houses in this conservation area are predominantly substantial, traditionally built, two storey buildings and, whilst these are of a range of designs, there are common features such as bay windows, overhanging eaves and common materials which give the area a unified character. The proposal is for the erection of a single storey rear extension, a rear outbuilding, and the installation of PV panels on roof of the outbuilding and a heat pump and external insulation (ASHP), which are discussed in more detail below.

Rear extension

The proposal is for the enlargement of the dwelling house by way of a full width 1.8m deep rear

extension. The rear extension will be contemporary in design and will be faced in charred larch cladding and aluminium framed windows.

Rear extensions are common to other properties on The Avenue and in addition the properties here benefit from generous rear gardens.

## Outbuilding

The proposal is for the construction of a garden outbuilding to be used as a workshop, utility & study. The garden structure will be 9.4m in width and 2.4m in depth and would be positioned at the back of the garden pulled in slightly from the side boundaries. The structure would be 2.5m in height having a flat roof, however the PV arrays sitting above the roof make the structure higher, as such triggering the need for planning consent.

In making a decision on this application, Officers note that the footprint, size and volume of outbuilding with otherwise fall within the scope of permitted development. While the footprint of the outbuilding is relatively large, viewed within the context of a reasonable sized garden and the fact that such a structure could be built under 'permitted development', the size of the structure is considered to be acceptable.

The building will be faced in timber with openings facing into the rear garden and represents a good quality contemporary design. The timber-finish of the outbuilding would be in keeping with its surroundings and appropriate for an outbuilding in a rear garden setting.

The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building. The structure would only be partially visible, projecting above boundary fence, with views of it also restricted by the existence of shrubs and greener within neighbouring gardens. Such a structure would not adversely affect neighbouring amenity, i.e in terms of privacy, given the presence of intervening fencing.

The building is to be used for purposes incidental to the house in question. To retain control over the nature of the use a condition is being imposed in relation to this.

ASHP, PV panels & external insulation.

The proposal is for the installation of an air source heat pump (ASHP), as amended to be in part housed within the rear garden building. It is noted that concerns were raised about the noise generated from this ASHP (as initially submitted), with questions raised about the noise level from this unit. In response to this concern the applicants have moved the ASHP to the rear of the garden.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21. In making a decision on this application it is also however important to point out that 1 x ASHP unit can be erected in connection with a domestic premises / or in connection with a block of flats under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to meeting MCS020 Planning Standards.

Information on the predicted noise emissions from the unit in relation to the nearest noise sensitive room and the new siting has been provided. The separation is now over 11.4m from the rear of the

houses and is located within a shed. This is in excess of the previously calculated distance of 7m, and therefore is an improvement on the compliant noise level of 42 dB.

The proposal is also for the instillation of PV arrays to sit on a 22 degree a-frame on the top of the outbuilding, which are considered acceptable in terms of its siting.

Lastly the works include adding external insulation which will stop short of the front elevation, so as not to affect important details such as brick ground floor elevations, bays, overhanging eaves and Tudor board detail important to their character. The system proposed matches that used at the rear but half the thickness at 50mm and is likely to be a rockwool based system with smooth thin coat render in white, to match the rear elevation. The adding of such insulation other than on the front elevation is considered acceptable.

Impact on the character and appearance of the conservation area

The development hereby being restricted to the rear of the site, would not adversely affect the character and appearance of the conservation area, leaving it preserved.

Overall, the proposed development is in general accordance with Policies DM1, DM9, DM12 and DM23 of the Development Management, Development Plan Document 2017, and policies SP4 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.

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: For the avoidance of doubt and in the interests of proper planning.

- 3 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 4 The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 34 The Avenue and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

**Informatives:**

- **INFORMATIVE: Outbuildings and Building Regulations**  
Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.  
[https://www.planningportal.co.uk/info/200130/common\\_projects/43/outbuildings/](https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/)  
<https://www.haringey.gov.uk/planning-and-building-control/building-control>
- **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.