

Officer's Report

Application Number	HGY/2023/0469
Type	Householder planning permission
Location	25 Muswell Road, Hornsey, London, N10 2BS
Proposal	Demolition of an existing UPVC conservatory at ground floor rear (garden level). Erection of a full width single storey rear extension from outrigger rear wall at ground floor (garden) level with 2no. skylights, and creation of a courtyard. Loft extension with a half width rear dormer above main roof, insertion of 4no. rooflights, and installed flush with the roof plane.
Case Officer	Daniel Kwasi
Valid Date	17/02/2023
Applicant	Mr Bernard Tulkens
Agent	Mr Bernard Tulkens

RECOMMENDATION

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Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a mid-terrace two-storey dwellinghouse in red brick, near the junction of Muswell Road and Coniston Road. The site is on a slightly higher ground floor level than the neighbouring property at no.27. The site is located within the Muswell Hill conservation area and does not fall within the curtilage of a listed building.

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

The proposed development is for demolition of an existing uPVC conservatory at ground floor rear (garden level) for the erection of a full width single storey rear extension from outrigger rear wall at ground floor (garden) level with 2no. skylights, and creation of a lightwell. A loft extension with a half width rear dormer above main roof is also proposed, with the insertion of 4no. rooflights, and installed flush with the roof plane. The proposed extensions would be located at the rear and therefore would not appear incongruous on the street scene.

The proposed rear extension external materials would be London stock brickwork. There would be 4no. black double glazed steel framed door whereby three would give access to the rear garden, and one to the lightwell between the extension and rear wall of the Living Area. It would extend up to the same depth of the existing conservatory from the rear wall of the outrigger. The roof of the extension would be flat with 2no. skylights that would be inserted at each side end of the flat roof. The extension would provide more space for the Kitchen/Dining Area, improving the living experience of the occupants. New outdoor flooring comprising Wienerberger 'aldus' permeable brick paving is proposed in the lightwell, adjacent to the rear extension, and at the end of the garden.

The proposed loft extension would provide an additional bedroom and study room. It would comprise a half-width dormer with zinc VM Quartz (light grey colour) for the external material and small white painted double glazed timber framed sash windows facing the rear. These two windows would align with the two windows on the first floor rear elevation. The proposed dormer would be below the ridge and above the eaves, as well as being half the width of the main roof as mentioned earlier, and so it would appear subservient to the main house. The 2no. proposed rooflights on the front gable would provide light into the study room, and the other 2no. new rooflights spread over the front and rear slopes of the main roof would provide light into the stairway and bathroom. The size of the rooflights would be small.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the proposed extensions 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 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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

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.

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.