

Officer's Report

Application Number	HGY/2023/0302
Type	Householder planning permission
Location	59 Hillfield Avenue, Hornsey, London, N8 7DS
Proposal	Construction of single-storey rear extension with associated roof terrace, provision of new handrails and alterations to rear patio area.
Case Officer	James Mead
Valid Date	27/02/2023
Applicant	Mr Kevin Hindley
Agent	Mr Kerem Aksoy

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No consultee responses received.

3. REPRESENTATIONS

3.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 24 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. of individual responses: 1

Objecting: 1

Supporting: 0

3.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The extension is larger than any others in the street and would set a precedent, which would have a detrimental effect on the area.
- The extension is out of style with existing rear elevations in the Conservation Area.
- The extension would impact the privacy of 61 Hillfield Avenue.
- The glazed roof would allow views into the first and second floors of 61 Hillfield Avenue.
- The extended terrace has a line of sight directly into the rear of 61 Hillfield Avenue.
- The extended terrace will overlook surrounding gardens.
- There is a concern regarding encroachment onto green space and impacts on wildlife.
- The other applications in the area referenced in the Design Document are not comparable.
- There are inaccuracies in the design document.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, mid-terrace dwellinghouse. This dwelling is situated on the eastern side of Hillfield Avenue, in a line of terraced properties. The setting is residential in character, being predominantly made up of Victorian terraced housing of similar architectural style. The site is located within the Hillfield Conservation Area (CA) and the host property, together with all the terraced housing in the immediate vicinity, are considered to contribute positively to the character of the CA.

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

Design, Appearance & Heritage

4.3 At the rear of the site the property currently incorporates a ground floor projection, with the roof of this being utilised as a terrace. Directly to the south of this rear projection is a patio area, then to the east is a lawn area, which is at a higher land level. This scheme proposes a single storey rear extension, which would infill the existing patio area to the south of the existing ground floor projection. The proposed enlargement would also extend further east into the rear garden area.

4.4 The proposed extension would span across the full width of the rear elevation and would extend further to the rear, than the current arrangement on site. However, when regard is had to the single storey level of the enlargement and the considerable size of the host property, it is not considered that the extension would appear as a disproportionately large or overly bulky addition. The extension would remain subservient to the existing property. The extension would primarily be of flat roof form, however a mono-pitched roof lantern or rooflight would be inserted on the roof. This design would not be intrusive in appearance. Furthermore, there are a mixture of different roof forms to the rear of properties on Hillfield Avenue. Therefore, the mono-pitched roof lantern or rooflight would not result in the extension appearing incongruous in the locality. Brickwork would be used as the main external material and this is considered appropriate, as it would match existing.

4.5 The patio area and garden space to the rear of the extension would be re-configured. New stairs would be installed providing access to the extended terrace. A new patio would also be laid directly to the rear of the extension, with new steps up to the lawn area constructed. Some minor excavation works would be required to carry out these proposals. These elements of the scheme would be in keeping with the domestic character of the rear garden and would not have an adverse visual impact on the site or the wider area.

4.6 Overall, the proposed scheme would be of acceptable design, with the character and appearance of the host property, the surrounding area and the CA not adversely impacted. The special interest and historic significance of the CA would be preserved.

Neighbour Amenity

4.7 The proposed extension would be constructed up to the boundary with 57 Hillfield Avenue (property to the north). Whilst this proximity is noted, the extension would only project slightly further to the rear than the existing ground floor projection. Due to this, and given the single storey level of the extension, it is not considered that No.57 would be unduly impacted by: overbearing affects, loss of light, overshadowing or restriction of outlook. The works to the patio/garden area would not be of such scale to impact the living conditions of No.57. No new northern facing windows would be inserted into the host property, and therefore excessive overlooking of No.57 from openings would not occur. The roof terrace would be enlarged through this scheme and this area sits adjacent to the boundary with No.57. This is acknowledged, however the enlarged roof terrace would not allow notably different views towards the windows of No.57, when compared with the existing terrace. As such, it is not considered that the privacy of No.57 would be materially harmed.

4.8 To the south of the site is 61 Hillfield Avenue and the proposed extension would be constructed up to the boundary with this neighbour. This proximity and the projection to the rear are

acknowledged, however a large part of the extension would sit below the boundary wall/fence between the two properties. Noting this arrangement, it is not considered that the rear extension would cause undue: overbearing impacts, loss of light, overshadowing or harm to outlook. The works to the patio area would not be of such scale to impact the amenity of No.61. No new southern facing windows would be inserted into the host property. Therefore, issues of overlooking from windows would not arise.

4.9 A neighbour objection has raised concerns regarding overlooking from the proposed roof lantern or rooflight. While this comment is noted, any upwards views would be likely to be infrequent and impractical for occupiers of No.59 to make. In addition, such views would be at angle, further reducing the likelihood of invasive views towards No.61 being made. As such, it is not considered that the privacy of No.61 would be materially harmed by views through the new roof lantern or rooflights. The neighbour objection also outlines that overlooking from the extended terrace towards No.61 would occur. This comment is acknowledged, however it is not considered that the enlarged terrace would allow material increases in invasive views towards No.61's windows, when compared with the existing roof terrace. Therefore, it is not considered that the privacy of No.61 would be compromised.

4.10 The proposed works would be a notable distance from the properties to the rear of the site (17 – 21 Glebe Road). Therefore, these neighbours would not be materially impacted by: overbearing affects, loss of light, overshadowing or restriction of outlook. The neighbour objection received sets out that the enlarged roof terrace would allow overlooking of surrounding gardens. This comment is noted, however views over garden spaces are common in dense urban areas. Furthermore, it is not considered that the enlarged roof terrace would allow materially different views over gardens, when compared with the existing roof terrace. As such, inappropriate overlooking of gardens would not arise.

4.11 Overall, the amenity, privacy and living conditions of all neighbouring properties would not be unduly harmed.

Other Matters

4.12 The received neighbour objection makes reference to encroachment into the rear garden and possible impacts on wildlife. These concerns are acknowledged, however the development is not considered to be of such scale that it would harm wildlife in this domestic setting. The objection outlines that the extension would set a precedent in this locality. Furthermore, the objection suggests that there are inaccuracies, misrepresentations and inappropriate comparisons included within the submitted Design & Access Statement. While these points are noted, they are not material to the assessment of this application. This proposal has been assessed on its own merits, taking into account all relevant material considerations, and the conclusion of officers is that the scheme is acceptable.

Conclusion

4.13 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.

4.14 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 approved plans comprise drawing nos: HNK A-000 rev P1, HNK A-001 rev P1, HNK A-002 rev P1, HNK A-004 rev P1, HNK A-005 rev P1, HNK A-010 rev P1, HNK A-020 rev P1, HNK A-021 rev P1, HNK A-022 rev P1, HSD A-100 rev P1, HNK A-101 rev P1, HNK A-102 rev P1, HNK A-104 rev P1, HNK A-500 rev P1, HNK A-600 rev P1, HNK A-601 rev P1 and HNK A-602 rev P1. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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 those as specified on the approved plans and submitted application form.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 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.
- 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.