

# Officer's Report

|                           |                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4226</b>                                                                    |
| <b>Type</b>               | <b>Full planning permission</b>                                                         |
| <b>Location</b>           | Ground Floor Flat, 27 Dickenson Road, Hornsey, London, N8 9ER                           |
| <b>Proposal</b>           | Erection of single-storey side infill extension. Alterations to existing rear extension |
| <b>Case Officer</b>       | Oskar Gregersen                                                                         |
| <b>Valid Date</b>         | 25/11/2022                                                                              |
| <b>Applicant</b>          | Ms Jessica Ormrod                                                                       |
| <b>Agent</b>              | Ogi Ristic                                                                              |

## **RECOMMENDATION**

### **Approve with Conditions**

## **REPRESENTATIONS**

1.1 Two representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

Material issues raised include:

- Loss of daylight and overbearing
- Loss of green space in rear garden

These matters will be explored further in section 2.

Non-material issues raised include:

- Loss of view
- Party wall matters
- Access to neighbouring property (covered under Party Wall Act 1996)

Officers note that there has been some discussion relating to the use of the a roof shown to belong to the application site as a roof terrace for the flat above. Whilst this use is proposed to be removed with this application, the LPA have no powers in intervene on this matter, and point out that the approval of this application does not prejudice an application being made for the use of this flat roof, were an agreement between parties reached.

## **2. REASONS FOR GRANTING PERMISSION**

2.1 The subject site is a two-storey mid-terrace dwellinghouse sub-divided into two flats in the late 1980's. The front elevation is finished in red brickwork and the site matches the neighbouring three properties aesthetically. The site is not located within any conservation area.

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

### **Design & appearance**

2.3 The proposal seeks the erection of a 4m deep, 2.5m wide, and 3.1m tall side extension, along with the addition of external wall insulation and a new rear door to an existing rear portion of the ground floor flat of No 27 Dickinson Road.

2.4 The proposed side extension would infill up to the boundary with No.25 Dickinson Road, creating a small courtyard, facilitating a new internal layout and additional bedroom. The proposal would be finished in similar materials.

2.5 The proposed side extension would be 4m deep and 2.5m wide at its widest, and 3.1m tall along the boundary. A wall 2.3m in height would be also erected to the rear of the proposed extension to facilitate the creation of the rear courtyard.

2.6 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.

2.7 The proposed alterations to the existing rear portion of the application site, being the external insulation and new rear facing door are considered acceptable in design terms.

#### Impact on amenity

2.8 The proposed side extension would be slightly larger than could be achieved under Permitted Development rights if this site were to qualify. Therefore, Officers deem that the proposed scale will not be intrusive or impactful on neighbouring amenity and the proposal can be supported.

2.9 The height and depth of the extension would not result in a material loss of sunlight/daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

2.10 With respect to the objections raised, the drawings submitted show that the roof line of the side extension would narrowly avoid impacting a 25-degree line drawn from the centre of the flank window of No 25 Dickinson Road. Additionally, the gardens of these sites face north-west and therefore are not situated optimally to benefit from much sunlight. As a result, Officers deem that the scale of the proposed side extension would cause harm to conditions of daylight and sunlight.

2.11 Questions have been raised about the extant use of the space above the current kitchen of 27 Dickinson Road as a balcony/roof terrace. Documents have been submitted to the Council to suggest that the roof is demised to the ground floor flat, however this is a civil matter between parties and as such not of material planning consideration. As stated in section 1 the approval of this application does not prejudice a future application for the use of the roof as a terrace provided matters are settled between the relevant parties.

2.12 Furthermore, an objection was raised regarding loss of green space in the rear garden. Drawings show that the site of the proposed side extension would replace rear decking, additionally the side extension is proposed to have a sedum roof as such providing some biodiversity benefit.

2.13 Overall 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.

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

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: 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.
- **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.