

Officer's Report

Application Number	HGY/2023/0581
Type	Householder planning permission
Location	23 Bancroft Avenue, Hornsey, London, N2 0AR
Proposal	Ground and First Floor Extensions (Front & Rear) and Internal Alterations.
Case Officer	Matthew Gunning
Valid Date	27/02/2023
Applicant	Mr A Chaudhri
Agent	Mr Simon Miller

RECOMMENDATION

Approve with Conditions

1. Site Description

The application property is a two-storey detached house located on the southern side of Bancroft Avenue. The site is not located in a conservation area.

The surrounding properties comprise large semi-detached and detached properties arranged in a broadly linear form set back from the road with driveways. The dwellings have a range of differing elevational and roof treatments, within a broadly similar architectural style. A number of the properties have been extended.

2. Relevant Planning and Enforcement History

HGY/2022/2700 – Certificate of lawfulness for proposed: single storey rear extension, rear dormer, 2no. hip to gable roof extensions, 3no. front rooflights, front porch, new windows and outbuilding.- Permission required.

HGY/2016/3823 - Loft conversion with rear dormer, front extension over garage and new porch, and reconstruction of conservatory with roof terrace above – Refused 16/1/2017

3. Neighbour Consultations

No comments were received in response to neighbour notification.

4. Design

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles. DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The proposal is for a single storey full width rear extension extending 5m on the boundary closest to No 21 and 4.2m on the other side. Such an extension would provide a larger living/ dining room. Above the single storey extension, the property/ rear elevation would be extended by way of a 3m first floor full width rear extension, serving to enlarge existing bedrooms.

The extension here would be faced in materials to match, with a new crown roof built above the 1st floor extension. To the front within above and to the front of the garage wing, a ground and first floor extension is also proposed with a small terrace provided at first floor level, enclosed by railings. While the extensions here are sizeable in scale, the properties here are not unified in terms of form or rear building line, with No 25 for example sitting further back than the application property. The backs of these properties are also varied, reflecting the legacy of permitted development and changes to buildings over time.

Equally the properties do not have a rigid coherence in terms of form and design as viewed from the street. The property here is detached making it different to most of the other properties on this side of the road.

As such the design and form of the works proposed are considered to have a coherence that is not harmful to the character of the existing dwelling or at odds with or harmful to the character of the street or locality. Similar alterations have been carried out to properties in the area, i.e. front extensions.

The overall scale and form of the resultant dwelling would not be alien to or out of character with the locality.

6. Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

In terms of the ground floor rear extension, this is not considered to be significant or to have an adverse impact on the properties to either side. On the side with No 21 the depth and height of the proposed extension is not significantly greater than the current conservatory being replaced. In terms of impact of the first-floor extension, as noted above No 25 extends deeper into the site, compared with the application property. In relation to No 21 given the separation distances and favourable orientation, such an extension at first-floor level would not adversely affect the amenity to this property.

Specifically, the depth of the first-floor extension would not breach a 45-degree sight-line drawn from the centre of the nearest first-floor rear window to No 21. On this basis, the proposal is not considered to be overbearing.

Equally the front ground and first floor extensions will not be harmful to neighbouring amenity, given the siting of such an extension.

With regards to any loss of privacy, it is considered that the proposal would not result in any significant additional overlooking from that existing at present.

Overall, the proposal is considered acceptable in terms of impact on amenity.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. RECOMMENDATION

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 Before the first occupation of the extensions hereby permitted, the new flank window added in the elevation of the first floor facing No's 21 & 25 Bancroft Avenue, shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Plan 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.