

Officer's Report

Application Number	HGY/2023/0001
Type	Householder planning permission
Location	82 Twyford Avenue, Hornsey, London, N2 9NN
Proposal	Erection of two storey rear extension, installation of side and rear dormers, removal of rear chimney stack, installation of front/side rooflights and alterations to fenestration.
Case Officer	James Mead
Valid Date	02/01/2023
Applicant	Mr & Mrs Buchler
Agent	Gavin Challand

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No responses received from consultees.

3. REPRESENTATIONS

3.1 1 representation was received in response to notification and publicity of the application.

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

- A precedent for two storey extensions would result, leading to overdevelopment.
- Overlooking from the rear dormer towards neighbours at the rear would occur.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey detached dwellinghouse. This property sits on the western side of Twyford Avenue and close to a westward bend in this road. The immediate setting is predominantly residential in character, being mainly made up of detached and semi-detached properties, as well as blocks of flats. There are some other uses in the locality, including educational facilities to the north and a leisure facility to the south-west. The site is located within the Muswell Hill Conservation Area (CA) and the Appraisal covering this area notes that Nos. 74 – 86 Twyford Avenue are a consistent group of properties. These buildings, including the host property, are identified as being positive contributors 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

Two Storey Rear Extension

4.3 The existing property has not currently been notably extended to the rear. It is proposed to erect a two storey rear extension on the southern side of the rear elevation. This extension would be set-down from the main ridge of the property, would not be of excessive width and would be of limited depth. These modest dimensions mean that the extension would not appear overly bulky and the addition would remain subservient to the host property. The hipped roof design of the extension would be similar to other roof forms in the locality and would not be intrusive in appearance. As such, this design would be acceptable. Brickwork would be used for the lower part of the extension, with render applied to the upper level and clay tiles used for the roof. These materials would match existing, and therefore are appropriate.

4.4 A neighbour comment has raised concern that the proposed two storey extension would set a precedent and also represent overdevelopment. This comment is noted, however there are already some examples of two storey rear projections present in the locality. Regardless of this, every application has to be assessed on its own merits. In this case, the extension would be appropriately proportioned, and as such would not equate to overdevelopment.

Rear Dormer, Side Dormer & Rooflights

4.5 A dormer window is intended to be applied to the rear roof slope. This dormer would be of limited proportions, and as such would not appear as an unduly large addition to the property. The flat roof form of the dormer would be similar to other roof additions in the locality and would not be incongruous in appearance. Therefore, this design is considered acceptable. Hanging tiles would be applied to the dormer window and these would be neutral in appearance, which is considered appropriate.

4.6 It is proposed to add a side dormer to the northern roof slope of the property. This dormer would again be of limited dimensions, and therefore would not appear as an overly bulky addition to the property. It is noted that the dormer would be visible in the Twyford Avenue street scene. However, the dormer would be set-back in the roof slope, so to not appear unduly dominant in views taken from Twyford Avenue. Furthermore, there are numerous properties in the immediate locality that incorporate similar side dormers, and consequently such dormers are somewhat characteristic of this part of the CA. Therefore, it is not considered that the side dormer would appear out of keeping or incongruous in the CA. The flat roof design of the dormer would not be intrusive in appearance, and as such is acceptable. Hanging tiles would be used for the dormer and these would be appropriate to the character of the area.

4.7 Rooflights would be inserted on the front, rear and southern side elevations of the property. These features would be modestly proportioned and would not be intrusive in appearance. As such, these additions would be acceptable.

Other External Alterations

4.8 Other works are included in the scheme, with new windows/doors intended to be installed and infilling of existing windows proposed. These works would be minor in nature, and as such would not have an adverse visual impact on the property. All new windows would be of timber construction and this traditional fenestration would be appropriate to the CA location.

4.9 Overall, the full scope of works proposed in this application would be of acceptable design. The character and appearance of the host property, the street scene and the CA would not be materially harmed. The special interest and historic significance of the CA would be preserved.

Neighbour Amenity

4.10 To the south of the site is 84 Twyford Avenue and the rear extension would be erected close to the boundary with this neighbour. Whilst this proximity is noted, the rear extension would not be of such significant depth to cause loss of light or harm to outlook affecting the rear windows of No.84. Furthermore, the modest depth would also mean that undue overshadowing or overbearing impacts would not result. No.84 does have windows present on its northern side elevation. However, the available information suggests that these windows are not the primary openings serving habitable spaces. Regardless of this, the extension would not be of such scale to result in harmful loss of light or restriction of outlook impacting these side windows. The proposed new dormers would not be of such scale or siting to materially impact the living conditions of No.84. The new rooflights on the southern side elevation would be positioned at such an angle that they would not allow inappropriate overlooking of No.84. One upper floor replacement window is proposed on the southern side elevation and to ensure that this does not allow invasive views towards No.84 a condition is attached requiring it to be fitted with obscured glazing.

4.11 80 Twyford Avenue is the property to the north of the site. Neither the rear extension, nor the dormers would be sited in such positions, in relation to No.80, to cause undue loss of light, overshadowing, harm to outlook or overbearing impacts. The new window in the side dormer would face towards No.80. Noting this, a condition is attached requiring the fitting of obscured glazing in this window. Views towards the openings of No.80 from the new northern facing window in the two storey extension would be mostly obscured by the built form of the host property. Therefore, this new window would not allow excessive overlooking of No.80.

4.12 The properties at the rear of the site are 74 & 76 Twyford Avenue. The extension and roof additions would be a sufficient distance from these neighbours to ensure that the amenity of these properties would not be materially impacted. It is noted that a comment has been received raising concern regarding overlooking towards these properties. This concern is acknowledged, however the new rear facing openings would not allow harmful overlooking into the windows of Nos. 74 or 76. Some views may be possible over the garden areas of these neighbours. However, such views are to be expected in urban areas. Therefore, such views would not equate to an inappropriate invasion of privacy.

4.13 Overall, the amenity, privacy and living conditions of all the neighbouring properties would be protected.

Conclusion

4.14 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.

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

5. RECOMMENDATION

Approve subject to condition(s):

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: 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, and to preserve the character of the Muswell Hill Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 of the Development Management DPD 2017.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the Muswell Hill Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM 12 of the Development Management DPD 2017.

- 5 Notwithstanding the plans hereby approved, the replacement first floor side window (W25 – serving W/C) on the southern side elevation shall both be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD (2017).

- 6 Notwithstanding the plans hereby approved, the new second floor side window in the proposed side dormer (serving staircase) on the northern side elevation shall both be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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: 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: Proactive Statement**
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.