

# Officer's Report

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|---------------------------|------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0484</b>                                                               |
| <b>Type</b>               | <b>Householder planning permission</b>                                             |
| <b>Location</b>           | 59 Cranley Gardens, Hornsey, London, N10 3AB                                       |
| <b>Proposal</b>           | Erection of single storey rear extension with proposed raised rear garden terrace. |
| <b>Case Officer</b>       | Laina Levassor                                                                     |
| <b>Valid Date</b>         | 20/02/2023                                                                         |
| <b>Applicant</b>          | Mrs Annie Chan                                                                     |
| <b>Agent</b>              | Mr Lewis Baker                                                                     |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **PLANNING HISTORY**

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

#### **SITE DESCRIPTION**

The subject site is a two storey dwelling located on the southern side of Cranley Gardens. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

#### **CONSULTATION RESPONSES**

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

#### **PROPOSED DEVELOPMENT**

Erection of single storey rear extension, formation of raised terrace area adjacent to new extension.

#### **ANALYSIS & ASSESSMENT**

##### Single Storey Rear Extension

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

This application proposes the erection of a single storey rear extension and reinstatement of rear raised terrace area. The proposed full width extension is to be constructed in materials of similar appearance to the existing dwelling with the depth and scale matching the extent of the adjoining neighbours

extension. The new extension exits on to a raised platform area, constructed to match the extent of the existing terrace with steps down to garden level.

Single storey rear extensions can be seen throughout the local residential area and the proposed is in keeping with local development and is therefore considered acceptable. Further to this, the new extension is to be constructed using materials which are not considered to interrupt or undermine the character and appearance of the original construction or uniformity of the semi-detached siting it forms part of and the local character and visual amenity of the area will be protected.

The extension is not considered to present any additional harm to neighbouring occupiers and amenity when considering the existing situation and rear projections of these properties. The reinstated terrace area is not considered to form any additional outlook or invasion of privacy compared to that of the existing.

## **REASONS FOR GRANTING PERMISSION**

The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. 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, depth and placement of the extension 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, DM9, 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.

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 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: 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: 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: 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.