

Officer's Report

Application Number	HGY/2023/0937
Type	Householder planning permission
Location	Flat A, 70 Alexandra Park Road, Hornsey, London, N10 2AD
Proposal	Erection of single-storey rear extension and garden outbuilding
Case Officer	Tania Skelli
Valid Date	03/04/2023
Applicant	MR FABRIZIO FENU
Agent	Mr Dan Diana

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

The following issues were raised by neighbours:

Rear extension

- Loss of light to adjoining bedroom at no. 70 Alexandra Park Road, ground floor
- Green roof maintenance to result in loss of privacy
- Loss of garden late afternoon sunlight at no. 70 Alexandra Park Road

Outbuilding

- Size of outbuilding too large
- Harm to tree from outbuilding
- Drainage and flooding concerns from outbuilding on garden land
- Outbuilding materials unsightly
- Outbuilding too close to rear fence resulting in potential flooding and damage
- Loss of landscape openness due to wide outbuilding
- Outlook impact from garden of no. 6 Cecil Road

Other

- Noise during construction
- Proposal harmful to CA
- Level change increases impact of proposals

REASONS FOR GRANTING PERMISSION

The subject site is a Victorian terraced residential building on the south side of Alexandra Park Road, converted into three flats. The application relates to the ground floor flat. The site is located within the Muswell Hill conservation area and does not fall within the curtilage of a listed building.

There is no recent planning history relating to this site apart from pre-application advice sought (ref. PRE/2022/0137) for a rear extension.

Permission is sought for the erection of a ground floor single-storey rear extension to an existing ground floor flat as well as an outbuilding in the rear garden. The rear extension's depth was revised to align with the existing depth of the extension at no. 72 to its east. The extension includes a rooflight and green roof and its roof would not be used as a terrace. A maintenance plan and section for the green roof was submitted. Materials would be conditioned to match existing.

Given the proposed extension does not extend beyond the end of the neighbour's extension at no.72, it would not materially impact on the occupiers residential amenity. The extension would have a depth of 4.55 metres along the boundary with the neighbouring property at no. 68. The height of the extension along this boundary is approximately 3.275 metres, although given the modest level difference between the two properties it would likely appear lower than this when measured from the neighbouring properties ground floor level. Notwithstanding this, an annotated elevation has been provided demonstrating that the proposal would pass the BRE 45 degree rule of thumb test in relation to the main rear window in no.68. There is unlikely therefore to be any materially harmful loss of daylight modest height and depth of the proposed extension is also not considered to result in any materially harmful loss of outlook or increased sense of enclosure to this property.

The proposed outbuilding has also been reduced in size to 4.5m wide x 3m deep and 2.5m high (height as originally proposed) (13.5sqm overall). This would allow it to appear as a subservient structure within the rear garden, allow natural growth around it and views to permeate from adjoining gardens, contributing to the retention of openness within rear gardens.

The outbuilding is set 3m away from the rear boundary and therefore is not considered to result in harm to adjoining trees and fences as a result. The Outbuilding is not proposed to be erected on concrete foundations (no excavation) and no concrete is envisaged to be poured into the ground. The Outbuilding would be a timber construction erected on screws. The outbuilding would be clad in timber with a sedum roof. Sufficient garden space would be retained for outdoor amenity space.

Accordingly, 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 character and appearance of the Muswell Hill Conservation Area will be protected.

As sedum roof is also proposed to the flat roof areas on the extension that are not covered with a rooflight. Maintenance of such roofs would be periodical and of a temporary nature and as such is not considered to result in materials loss of amenity by overlong.

The rear of the site faces south and in conjunction with the reduction in depth of the extension, it will not reduce daylight and sunlight to adjoining occupiers. The extension would not 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 a DM12 and DM21 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with 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: Outbuildings

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

- 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.

- **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.