

# Officer's Report

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0874</b>                                  |
| <b>Type</b>               | <b>Householder planning permission</b>                |
| <b>Location</b>           | 20 Priory Avenue, Hornsey, London, N8 7RN             |
| <b>Proposal</b>           | Single storey rear extension and internal alterations |
| <b>Case Officer</b>       | Oskar Gregersen                                       |
| <b>Valid Date</b>         | 28/03/2023                                            |
| <b>Applicant</b>          | MS KATYA GUY                                          |
| <b>Agent</b>              | MR BRYAN CONNOR                                       |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. REPRESENTATIONS

1.1 No 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:

- No responses

#### 2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, set to the south of Alexandra Park. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that a similar application was refused on the amenity and design grounds, however changes have been made to this proposal such that the issues surrounding neighbouring amenity have been mitigated.

2.3 The proposal seeks the erection of a wraparound rear extension, in order to create a larger kitchen and dining room area for the occupants of No. 20 Priory Avenue. The proposed rear extension would have a maximum depth of 6.24m along the boundary with No. 22 and would protrude 3m from the rear of the existing outrigger.

2.4 The proposed wrap around extension would have a maximum height of 3m along the boundary with No.18 Priory Avenue and would chamfer down to 2.5m along the northern boundary.

2.5 The proposed extension would create a small courtyard, 3.5m deep, leaving an existing bay window. Officers noted in a previous report that the position of the extension abutting this bay was sub-optimal, however given the north facing orientation of this bay, officers deem that the impact on light into this window would not be more than substantial, and therefore it is acceptable.

2.6 Materially the proposal would be finished similarly to the host dwellinghouse, and therefore would not appear at odd with the site or surrounding area and can be supported in terms of design.

2.7 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.

2.8 The height and depth 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.

2.9 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.

2.10 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.