

Officer's Report

Application Number	HGY/2023/0958
Type	Householder planning permission
Location	56 Onslow Gardens, Hornsey, London, N10 3JX
Proposal	Proposed single-storey rear extension including the replacement of all the existing windows at ground floor level.
Case Officer	Josh Parker
Valid Date	04/04/2023
Applicant	Way & Stanwell-Smith
Agent	Mr Diego Dalpra

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development

The application proposes a rear extension. The proposed extension would measure 4.2m in width and 5.2m in depth, it would have a maximum height of 3.6m at the apex of the hip, sloping off to 2.4m (east) and 2.8m (west). It should be noted that all measurements are approximates. The site already benefits from a small rear extension; however this would be demolished for the proposed extension.

Site and Surroundings

The application property is a three-storey semidetached dwelling house located on the north side of Onslow Gardens. The properties are characterised by single storey bay windows with hip roofs above them. They are finished with render and some cases brick. The boundaries are surrounded by tall vegetated fences, an outbuilding to the east. The site does not lie in a conservation area and is not listed.

Relevant Planning and Enforcement History

N/A

LOCAL REPRESENTATIONS

The application has been publicised by way letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area;
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the local area 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.

The scale, height and bulk of the proposed rear extension is considered acceptable and would integrate appropriately within the rear context. The extension would not have any impact on the streetscene due to its location at the rear of the host building. Therefore, there are no concerns with regards to any potential harm to the character and appearance of the host dwelling and the general area. As such proposed development as a whole is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident. Rear extensions in terraced and semi detached dwellings could potentially result in significant impacts to neighbouring sites where their heights and depth are not moderately designed.

The proposed rear extension due to its location is only likely to impact upon the amenity of the occupiers of the adjoining dwellings on the east and western boundaries. Living areas at 56a Onslow are well recessed from the proposed works. Additionally, the extension is proposed to be approximately 2.4m in height which is likened to a typical fence meaning the effects on the rear garden in terms of overshadowing and being overbearing is acceptable. The neighbouring address at 54 have a small extension in comparison to the proposed which transitions into a large timber fence with vegetation that covers the fence. The proposed extension will be lesser in height than the current fence when taking the existing vegetation into consideration and therefore will not create any unacceptable sense of enclosure or overbearing effects of the neighbours at 54. Moreover, the applicant has demonstrated that the works would not result in a material loss in daylight/sunlight for both neighbours. Consequently, due to the above considerations the proposed development would not inflict any adverse impact on the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of The Development Management DPD 2017.

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: 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.