

Officer's Report

Application Number	HGY/2023/0755
Type	Householder planning permission
Location	11 Edison Road, Hornsey, London, N8 8AE
Proposal	Erection of single storey rear/side extension, construction of rear dormer, installation of front rooflights and window replacements
Case Officer	Laina Levassor
Valid Date	16/03/2023
Applicant	Joana Ribeiro & Joshua Maraney
Agent	Mr Donald Shearer

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

This application relates to a mid-terrace two storey dwelling located on the southwestern side of Edison Road. The site falls within the Crouch End Conservation Area.

CONSULTATION RESPONSES

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

PROPOSED DEVELOPMENT

This application proposes the erection of single storey rear/side extension, construction of rear dormer, installation of front rooflights and window replacements.

Single storey rear/side extension

The proposed single storey rear/side extension would infill the space between the original two storey outrigger and the shared boundary of No.12, measuring approximately 8.5m in depth, 3m of which projects beyond the outrigger.

Where the extension aligns with the boundary of No.12, the height of the eaves is limited to 2.5m in height, measured from neighbouring garden level. The application site and neighbouring No.12 sit on a curvature in the road with both properties featuring a splayed boundary line where the gap between increases towards the rear of the original outriggers. This distancing helps in mitigating harmful impacts of development along the boundary in being set further away from neighbouring windows with the opportunity of overshadowing or appearing overbearing limited.

Where the extension projects beyond the rear elevation of the outrigger along the boundary of No.10, the maximum height measures 3.35m measured from neighbouring ground level. The depth and height of this element of the extension is favoured under permitted development and is typically considered a neighbourly form of development.

This part of the proposal is considered acceptable.

Construction of rear dormer and installation of front rooflights

The proposed rear dormer is similar in design, appearance and scale to that of several rear dormers along this terrace and is therefore considered in keeping with development in the area. The dormer is set in from the raised party wall of No.12 which does not benefit from any roof extension. Two Conservation Area style rooflights are proposed at the front roofslope, also matching the form of development within the area.

This part of the proposal is considered acceptable.

Replacement windows

This application also proposes the replacement of the existing white UPVC framed casement windows with white painted timber sash casements. These replacements are considered more in keeping with the original architecture of the dwelling and the Conservation Area.

DESIGN AND APPEARANCE

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

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.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

IMPACT ON NEIGHBOURING AMENITY

London Plan Policy D4 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.

CONCLUSION

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

REASONS FOR GRANTING PERMISSION

It is considered that the proposal is in keeping with development within the local area and are considered an appropriate replacement which would protect and preserve the character of the host building and surrounding area.

There will be no material loss of privacy to neighbouring properties therefore, 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.

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.

RECOMMENDATION

Grant permission subject to the following 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: 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 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 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, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 5 Notwithstanding the plans hereby approved, the new windows shall match the property's original timber sash windows in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 6 The external face of the frame to all window elements shall be set in reveals to match those of the existing windows on the principal elevation of the building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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: 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.

