

Officer's Report

Application Number	HGY/2023/0354
Type	Householder planning permission
Location	59 Beresford Road, Hornsey, London, N8 0AL
Proposal	The proposal is to replace two existing kitchen windows (reducing one slightly in size) with sash windows and proposed decking.
Case Officer	Ben Coffie
Valid Date	11/04/2023
Applicant	Ms Rosalind Roberts
Agent	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposal is to replace the existing single glazed timber framed windows and enlarge door opening to rear garden by merging the existing kitchen window and door to garden on ground floor within the outrigger of the property and new decking.

Site and Surroundings

1.2 The application site is a terrace dwelling located on the north of Beresford Road, characterised by white render finish, front bay window and two storey rear outrigger.

1.2 The area is pre-dominantly residential in character. It is not within a conservation area neither is it a Listed Building.

Relevant Planning and Enforcement history

N/A

2. Consultation response

2.1 No consultation

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised 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

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

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

Design and character and appearance of the conservation area

4.2 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.

4.3 The proposed replacement of windows and enlargement of the rear garden door are considered minor building works which would not result in a significant change to the dwellinghouse. Therefore, these elements of the proposal are considered acceptable in planning terms as no detrimental impacts would arise against the character and appearance of the host dwelling and surrounding area.

4.4 Equally the proposed decking would not result in any detrimental impacts against the rear garden environment as it is a minimal addition.

4.5 As such the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021.

Impact on neighbouring amenity

4.6 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.

4.7 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.

4.8 Due to the nature of the replacement windows being a minor change, no amenity impacts are anticipated against the neighbouring properties.

4.9 The proposed decking would measure approximately 2m in the depth and 0.6m in height, therefore could increase the chances of overlooking into neighbouring gardens. However, given the presence of a higher boundary which covers approximately the depth of the decking would mitigate overlooking concerns.

4.10 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan.

Conclusion

4.11 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.12 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 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.

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.