

Officer's Report

Application Number	HGY/2023/0623
Type	Full planning permission
Location	Thirsk Cottage, Stanhope Road, Hornsey, London, N6 5DE
Proposal	Erection of a single storey rear extension, replacement front porch, pitched roof extension over existing flat roof, new front dormer, new rooflights, alterations to existing windows and roof lights, replacement of existing render with brick slips, replacement garage door, alterations to boundary treatment and associated landscaping.
Case Officer	Laina Levassor
Valid Date	02/03/2023
Applicant	Mr Kyle Ferguson
Agent	Miss Tamsyn Finkernagel

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

CONSULTATION RESPONSES

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

SITE DESCRIPTION & SURROUNDINGS

The application site is a detached dwelling located on the north-eastern side of Stanhope Road. The site is not located within any conservation area and is not within the curtilage of any listed buildings.

PROPOSED DEVELOPMENT

This application proposes alterations to the front perimeter elevation including the replacement of the existing garage door, replacement driveway entrance, fencing and gate at front boundary. Alterations to the perimeter boundary wall include the replacement of a timber fence with brick wall and paint treatment to the new and existing boundary wall. At front elevation, the replacement of the existing front elevation porch, replacement of existing front elevation window with enlarged timber framed window and the construction of a dormer window to the front roof slope. At ground level, the replacement of existing render with brick slips. At first floor level, a new pitched roof extension onto the existing flat roof to the rear/side. At roof level, alterations to existing rooflights & installation of 5 new rooflights. At rear elevation, the replacement of 2 existing doors and the erection of a single storey rear extension with associated rear landscaping.

Replacement Garage Door

The garage of Thirsk Cottage sits forward of the dwelling, sited at the boundary perimeter which fronts Stanhope Road. The existing structure features a black painted metal roller door with a London yellow stock brick surround. Proposed changes the garage area include the replacement of the existing garage door with a timber clad garage door.

Replacement Driveway Entrance, Fencing & Gate at Front Boundary

The existing driveway entrance is formed of a metal roller shutter door which matches the existing garage door. The existing fence is a traditional style metal fence with an arched pedestrian gate. Proposed changes include the replacement of the driveway entrance with a metal fin sliding gate, replacement of the metal fence with a metal fin gate and the relocation and replacement of the gate, matching the proposed fence.

Alterations to Perimeter Walls

The existing front perimeter wall features a mix of London yellow stock brick where fronting Stanhope Road and London red stock brick where fronting Wychwood End. Proposed changes include whitewashing the existing brickwork.

Where the property fronts Wychwood Road, proposed is the replacement of the existing timber fence with a brick wall of similar height, whitewashed to match the front perimeter surround.

Replacement of Existing Front Entry Porch

The existing rendered front porch is to be relocated to a more centralised position, rebuilt in brick at increased scale, with a red clay tiled roof to match the dwelling. The new porch features a new timber entrance door with sidelights.

Replacement of Render at GF Level

The existing render at ground floor level is to be replaced with brick slips throughout the front, rear and side elevations of the property.

Installation of Window at GF Front Elevation

The existing front elevation window to the right of the porch is to be replaced with an enlarged window opening, space for which is facilitated by relocating the proposed porch. The increased opening features a timber framed window with glazing bars and detailing similar to the existing windows.

Construction of a Front Dormer

An increased scale front dormer would replace the existing small middle dormer window to the front elevation. The scale and appearance of the proposed dormer would match the existing dormer windows at the front elevation, replicating the glazing detailing and decorative clay tiles used throughout the first floor.

First Floor Extension

- Proposed at first floor is an extension which would bring a section of the first floor which is currently set back, forward in line with the rest of the first floor and ground floor building line. The extension would feature a pitched roof which would match the ridge of the existing pitches, appearing as a double gable (M-shaped roof).

Alterations to Existing Rooflights & Installation of Rooflights

At ground level - the replacement of 2 existing rooflight windows with 1 increased size flat glass rooflight, the replacement of an existing apex rooflight with a flat rooflight of similar scale, where the original rear and side elevation meet – the replacement of an existing rooflight with new flat rooflight of similar scale.

At first floor level – the installation of 4 rooflights to the roof slopes adjacent to the large flat roofed section and 1 rooflight to the rear roof slope.

Alterations to Rear Elevation

- Proposed is the replacement of two existing rear elevation doors with timber framed French doors.

Single Storey Rear Extension

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The existing flat roof extension is to be replaced by a multi pitched extension of increased footprint and scale which infills the gap between the original construction and later side extensions. Where adjoining the side extension, the width of the proposed extension measures 5.75m when taken from the original side elevation wall. The replacement extension has a depth of approximately 9.45m and at the widest point measures 8.45 – 3.45m of which extends past the original rear elevation.

The proposed structure features metal cladding with large timber framed sliding doors which cover most of the new elevation. The multi-pitched metal clad roof features several rooflights set within the roof slopes.

Landscaping Alterations

Landscaping associated with the proposed extension include the provision of a new patio adjacent to the dwelling, with raised planters and steps to the rear garden.

REASONS FOR GRANTING PERMISSION

The proposed extensions and proposed alterations are to be constructed and undertaken using materials which would match and/or complement the original materials used in construction of the dwelling. It is considered that alterations to the elevations seek to enhance the appearance and character of the dwelling and consideration has been given to replacement materials in order to achieve this. The design of the extensions seeks to create a modernised addition to the building, of high quality design which adds interest to the form of the original dwelling. 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 height, depth and placement of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property being that the application site is a detached dwelling set away from neighbouring properties. 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, 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.

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

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.