

Officer's Report

Application Number	HGY/2023/0607
Type	Full planning permission
Location	Flat 1, 62 Southwood Lane, Hornsey, London, N6 5DY
Proposal	Single storey rear extension , increase size of rear window and addition of Juliette Balcony
Case Officer	Ben Coffie
Valid Date	12/04/2023
Applicant	Ms Natasha Holford
Agent	C Hanel

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 Proposed single storey rear extension with rear decking, increase size of rear window and addition of Juliette Balcony.

1.2 The proposed extension will measure 6.2m in depth, 5m in height from it lowest ground level and 3.2m at the eaves.

Site and Surroundings

1.3 The application site is a three storey residential property with lower ground level located on the east side of Southwood Lane. The site forms part of a group of Edwardian three storey, double fronted detached dwellings.

1.4 The site is in the Highgate conservation area however does not Listed Building.

Relevant Planning and Enforcement history

N/A

2. Consultation response

2.1 Highgate CAAC- The objection raised concerns about missing information (existing rear elevation and design and access statement). This has been requested and made public on the Council's website.

2.2 The proposed extension is out of character with the existing development in the area.

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 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.

4.4 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.

4.3 The application site is located in the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

Proposed rear extension.

4.4 The scale and bulk of the proposed rear extension is considered acceptable and compatible with the proportion of the existing property and the buildings in the area. The site proposes a relatively large garden area, therefore the proposed development would well contained within the existing site context and would not represent an overly dominant addition to the existing site.

4.5 The proposed materials to be used in the proposed extension are considered to be of an acceptable quality and would complement the existing materials of the main property. The design of the extension would also complement the existing bay window feature at the rear of the property. Consequently, the proposed extension would not constitute any detrimental impacts against the site or the conservation area.

Proposed Juliette balcony and window enlargement

These elements of the proposal are not regarded as significant changes to the rear elevation of the building, it is not anticipated to result in any harm to the character and appearance of the host property or the conservation area.

4.6 As such the proposed development in its entirety 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, the NPPF and Policies DH2 of the Highgate Neighbourhood Plan (HNP) 2017.

Impact on neighbouring amenity

4.7 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.

4.8 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.

4.9 The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

Proposed Juliette balcony and window enlargement

4.10 Due to the nature of the Juliette balcony and window enlargement being minimal, no amenity impacts are anticipated against neighbouring sites.

Proposed rear extension.

The proposed extension is solely likely to impact upon the amenity of the occupiers at no. 64 due to its location on the northern side of the rear elevation. However, it is noted that this site benefits from a 4m rear extension which would offset a substantial level of impact from the proposed extension. Moreover, the further projection of 2m beyond the neighbouring extension is not considered highly impactful. It is acknowledged that the development would include new decking/patio (1m high) which could give rise to opportunities for overlooking into the garden area of no.64 as it is noted that the garden level slopes down, notwithstanding the boundary fence between these two properties are high (approximately 2m), moreover the presence of shrubbery/vegetation would mitigate direct views to gardens of this site.

4.13 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 and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Conclusion

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

4.16 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 proposed development hereby approved shall be finished in accordance with material detailed in drawing no. P301 unless otherwise agreed in writing by the Local Planning Authority.

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: 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.