

Officer's Report

Application Number	HGY/2023/0642
Type	Householder planning permission
Location	23 Donovan Avenue, Hornsey, London, N10 2JU
Proposal	Proposal for single storey side and rear extension, removal of chimney stacks in the side elevation of the outrigger and changes to the windows of upper floors in the rear elevation (AMENDED DESCRIPTION).
Case Officer	Cameron Sturges
Valid Date	06/03/2023
Applicant	Mr & Ms David and Katie Barley and Leach
Agent	Ms KATIE TEODORSKA

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site is located on the northern-east side of Donovan Avenue. The road slopes downward in an eastern direction. Donovan Avenue is characterised by residential terraced dwellings. The period terrace features double storey window bays, porches with hipped roofs and stucco details on exposed brick work front walls. The property is located within the Muswell Hill Conservation Area.

2. Relevant Planning and Enforcement History

HGY/2018/3693 - Non-material amendment following a grant of planning permission
HGY/2017/3374: revision of approved side extension roof from pitched to flat to suit adjacent neighbour's extension. – Permitted

HGY/2017/3374 - Single storey rear side extension – Permitted

HGY/2009/1138 - Erection of single storey rear infill extension with internal alterations. – Approved

3. Neighbour Consultations

No comments were received in response to neighbour notification.

4. Design

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposal relates to the demolition of the lean-to boiler room, two chimney stacks and rear bay window and the construction of a single-storey side and rear extension, internal renovation including the installation of like for like double glazed sash windows on upper floors of rear elevation, enlargement of the rooflight in the rear main roof and the addition of a bicycle store in the garden in front of the house.

The new extension is a slight modification of a previously approved applications; for amendment of side extension roof - appl. No. HGY/2018/3693 and for extension of rear bay window – appl. No. HGY/2018/3694.

The new layout allows for an open kitchen and dining area with a toilet and ancillary area. The proposed skylights provide natural light throughout the space. Large glass sliding doors will allow panoramic views and easy access to the garden. The extension is considered proportionate and subordinate and is in keeping with the pattern of development in the area. The refurbished sash windows and a rooflight replicate character of the existing street architecture.

The new bike store to the front has been removed due to concerns about its siting and bulk, although it is accepted that placing such a structure in a modified location would address such a concern.

5. 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.

The proposed extension and alterations to the rear are considered acceptable and of an appropriate design to compliment the form of the host building. The placing of a bike store within the front garden has some implications for the appearance of this property. However, the amended siting, as referred to above as well as the softwood appearance to such a structure serve to minimise such impact. Such a structure serves a practical function and is not unusual in a domestic setting.

Overall, it is therefore considered that the character and appearance of the conservation area will be left preserved.

6. 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.

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 the amenity of neighbouring residents.

The height of the proposed extension matches the height of the extension at No. 21 and the previous planning permission. The proposed extension will result in no impact on the amenities of the adjoining property at 21 & 25 Donovan Avenue due to the depth of the extension.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the character and appearance of the conservation area and in relation to amenity considerations. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. RECOMMENDATION

Grant permission subject to 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.

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.