

Officer's Report

Application Number	HGY/2023/0940
Type	Full planning permission
Location	Flat A, 117 Nelson Road, Hornsey, London, N8 9RR
Proposal	Ground floor rear and side return infill extension, replacement and enlargement of existing first floor rear window, replacement of existing ground floor front uPVC window with a traditional style window matching the original and replacement of the existing uPVC front door with a traditional inset timber door and top light.
Case Officer	Emily Whittredge
Valid Date	03/04/2023
Applicant	Mr Alistair McGirr
Agent	Mr Robert Ware

RECOMMENDATION

Approve with Conditions

Summary of Recommendation

GRANT PLANNING PERMISSION

Proposed Development and Location Details

This is an application for a single storey rear and side return extension, replacement of front ground floor uPVC glazing with traditional style, and recess and replace uPVC front door with traditional timber door.

The application relates to the ground floor flat of a two storey mid-terrace property. The neighbouring properties are also in use as flats and feature original two storey rear projections and medium sized gardens. There are a few examples within the terrace of single storey rear extensions.

The site is not within any conservation area and is not within the setting of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2022/1934 Single storey rear and side return extension. First floor rear bay window. Replacement of front ground floor uPVC glazing with traditional style. Recess and replace uPVC front door with traditional timber door. - Refused

OLD/1976/0729 Conversion into 2 self-contained maisonettes. - Grant permission

Local Representations

The application has been publicised by way of letters. No responses were received following consultation on the application.

No councillor(s) made representations.

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

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.

The application proposal has been amended to address officer objections to the previous refused application, including omission of the first floor projection and reduction in the length of the ground floor extensions. The proposed extension would extend 4m beyond the original 6.75m rear projection, and the proposed side infill would extend a total of 9m beyond the principal rear elevation, including the retained courtyard. The neighbouring property no. 119 has an extension beyond the rear outrigger of a similar length.

On balance, the proposed addition would appear subordinate to the original building, and is considered an appropriate scale of development within the terrace. The design is contemporary with the use of high quality materials and a green roof. As such, the development reflects a high standard of design in accordance with policy.

The proposed replacement of uPVC doors and windows with an appropriate period design is welcomed and will improve the appearance of the street scene. The altered first floor window would complement the design of the extension below and is not considered to cause material harm to the appearance of the terrace.

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. 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 residents

The application site adjoins two properties that are also in use as flats. The proposed side infill extension would extend the full width of the 1.8m wide side passage and measure 2.4m tall and 9m beyond the rear wall. A small courtyard would be retained. Due to the limited height of the structure and existing floor levels of neighbouring properties, the overall addition will not significantly harm outlook for no. 119. The proposed extension to the outrigger would project 4m along the boundary with no. 115 at a height of 3m. Due to the orientation of the site, the structure would not adversely affect sunlight to the occupiers of no. 115, and would not cause significant harm to outlook or through a sense of overbearing. The proposal would have an acceptable impact on neighbour amenity.

Conclusion

The proposal is considered acceptable by reason of its design, scale and impact on the amenity of neighbouring occupiers as detailed above.

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

CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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, unless otherwise stated on the plans hereby approved.

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

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.