

Officer's Report

Application Number	HGY/2023/0045
Type	Householder planning permission
Location	Flat 1, 10 Lancaster Road, Hornsey, London, N4 4PP
Proposal	Enlargement of existing rear extension including demolition of part of the rear addition and erection of a single storey wraparound extension with a partial infill to create a courtyard.
Case Officer	Mercy Oruwari
Valid Date	09/01/2023
Applicant	Mr Alexander Brown
Agent	Mr David Pellen

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is the ground floor flat of a three storey mid-terrace property. The property backs onto Carlton Lodge estate. The properties in this row of terraces have front single storey bay windows and three-storey outriggers with a single storey projection. The site is located within the Stroud Green conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2012/1648 - Non-material amendment following a grant of planning permission HGY/2011/1347 for the dormer opening to be split into four elements / panels rather than three, and the balustrade to be glass with a stainless steel handrail rather than metal. Granted
- HGY/2011/1708 - Use of property as 3 residential units. Granted
- HGY/2011/1347 - Erection of rear dormer with balustrade and insertion of front and rear rooflights. Granted

2.3 Permission is sought for the erection of a full width flat roofed single storey rear extension, with a partial wraparound infill. This will create a small courtyard between the host property and the boundary of No 12. The new extension will incorporate part of the original single storey rear projection. The rear bedroom will move to the front of the flat whilst the front kitchen/living area will move into the new extension at the rear.

2.4 Although the extension is full width, a small gap has been maintained between both boundaries on either side of the structure. The extension at the rear as submitted would have projected of 2.8 metres beyond the single storey rear projection. This combined with the depth of the infill would have been 7.1 metres on the boundary of No 12. The depth has been reduced

slightly with 0.3 metres being taken off the rear. The proposed height of the extension would be 3 metres. The rear extension will have 2x roof-lights and 4x bi-fold doors that will open up to the rear garden. The original side door and the double doors from the bedroom will be retained to give access to the courtyard.

2.5 With the reduction of the depth of the extension the structure will project beyond the rear of No 8 by 2.5 metres. This would be equivalent to the allowance for permitted development. As No 12 also has a small infill, the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to either neighbour. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.6 In design terms, the extension here is considered acceptable, with the character and appearance of the host property, the surrounding area and the conservation area left preserved.

2.6 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.

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

GRANT PERMISSION subject to conditions

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 within the approved plans.

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:

-

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.

- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.