

Officer's Report

Application Number	HGY/2023/1060
Type	Householder planning permission
Location	63 Mount View Road, Hornsey, London, N4 4SR
Proposal	Ground floor single storey rear extension, in place of existing conservatory and outbuilding, construction of a basement and conversion of the roof space with the addition of 5no. dormer windows and 2no. rooflights.
Case Officer	Cameron Sturges
Valid Date	18/04/2023
Applicant	Ms Alice Childs
Agent	Mr Dominic Lamb

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 Ground floor single storey rear extension, in place of existing conservatory and outbuilding, construction of a basement and conversion of the roof space with the addition of 5no. dormer windows and 2no. rooflights.

Site and Surroundings

2.2 The subject site is a semi-detached single dwelling located on the northern side of Mount View Road. The property is elevated above the street and is of traditional appearance with red brick, white painted stone detailing and a projecting bay to the front elevation. To the rear there is a central outrigger with an extension and an outbuilding.

2.3 The street scene is residential and characterised by semi-detached dwellings of similar nature featuring rear outriggers, dormers, and loft conversions.

2.4 The subject site is located within the Stroud Green Conservation Area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.5 There is no recent planning or enforcement history available for the site.

3. CONSULTATION RESPONSE

3.1 No comments were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 15 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses:

Objecting: 1

Supporting: 1

4.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objection to privacy: Neighbouring bedroom window will be at the same height and almost facing the three new dormer windows on the rear (approximately North-facing). This will inevitably result in loss of privacy for us, but also for 63 Mount view Road.
- Concerns regarding construction: I have some concerns about the disturbance caused by the construction activity which looks as though it will be extensive and prolonged and I would like some re-assurance that disturbances will be minimised. (Officer comment: the applicant will be informed that construction outside of normal hours is not permitted).

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Impact on neighbouring amenity; and
4. Basement development.

Design and appearance

5.2 Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site, 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. DPD Policy DM12 'Housing Design and Quality' states that residential extensions, 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 buildings.

Rear extension

5.3 The proposal seeks to remove the existing uPVC conservatory and the existing single storey outbuilding, replacing these structures with a single storey rear extension that will feature an open plan kitchen and dining area.

5.4 The rear extension will extend past the existing outrigger to the north and extend to the eastern boundary where the existing outbuilding is situated. The height of the extension on the neighbouring property boundary at No.65 would be modest and only marginally higher than that of the existing outbuilding, with the roof pitch angling away from the neighbouring property and

therefore keeping building bulk to a minimum. The roof pitch of the main extension will be flat and include a lantern rooflight. A sunken patio is proposed for the front part of the extension.

5.5 The proposed rear extension is considered acceptable, proportionate, and subordinate to the host building and is in keeping with the pattern of development in the area. The extension will feature stone coping detailing and timber windows/doors to match the materials of the host building which will further enhance the appearance of the host building. The extension is similar in terms of size and scale to the rear extension at No.65 Mount View Road and other nearby rear extensions at No. 57 and 59 Mount View Road, as well as No.4 Womersley Road.

Rear and front dormers

5.6 The proposal is to introduce two dormers on the rear and front roof slope, set below the ridge line, well up from the eaves and in from either side of the roof. This will provide lighting and ventilation into the loft which proposes 2 additional bedrooms and a shared bathroom. Front former windows are not normally considered acceptable, particularly in the borough's conservation areas unless they are already an established part of the character of the street. This particular stretch of Mount View Road is characterised by a variety of similar proportioned front dormers to those proposed in this application and are therefore considered acceptable in principle, subject to detailed design considerations set out below. Front dormers would not be acceptable on other stretches of Mount View Road and surrounding roads where they are not an established feature of the street.

5.7 Each dormer will feature hipped roof forms with slates to match the new roof finish, which will replace the existing concrete tiles. The addition of dormers into the front roof and rear roof slope will be proportionate to the street scene as multiple properties between Nos. 57-71 have introduced dormers of similar style and design. A 5th dormer is proposed, to be sited on the rear roof slope between the proposed two traditional dormers described above. This additional dormer will be of a different design, but similar proportion as the other proposed dormers. It would be clad in tile with a low window [partly set within the dropped eaves of the central stairwell and is required to accommodate the extra head height required for the stair well to access the extended loft area. This element of the roof extension given its modest size and discreet setting is considered acceptable.

Rooflights

5.8 A conservation velux rooflight is proposed for the rear of the property, consistent with the neighbouring property at No. 61. 2 conservation rooflights are proposed for the front elevation, consistent with other properties along Mount View Road.

Front lightwell

5.9 Two lightwells to the front of the property are proposed. The proposal seeks to have discrete black metal grilles, consistent with other lightwells in the area.

Impact on the character and appearance of the conservation area

5.10 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.

5.11 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.

5.12 The significance of the conservation area as a heritage asset here lies in the consistency and uniformity of the streets and the overall appearance of the street scene, whereby precedent has enabled the modest addition of dormers, windows and lightwells. As a result, the proposed additions overall contribute to the significance of the of the conservation area as a heritage asset.

5.13 The extensions as outlined above would not diminish/ harm the character and appearance of the property or this part of the conservation area, with any such impact considered to cause less than substantial harm to the heritage asset. Furthermore, the proposed materials used in the scheme will be a modest addition to the host building and further enhance the character of the conservation area.

5.14 In relation to the alterations to the front the scheme is considered to be acceptable with the lightwells being discrete features, having grills siting flush with ground level as opposed to vertical railings, so as not to cause unacceptable harm to the character and appearance of the host property, the streetscene or the character and appearance of this part of the conservation area.

Impact on neighbouring amenity

5.15 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.

5.16 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.

5.17 The proposed extension and additions would not cause any material loss of sunlight or daylight or have a detrimental impact on the appearance or privacy of the neighbouring properties. The rear extension does not propose any excessive bulk and scale and rather replicates the height and footprint of the existing outbuilding. Furthermore, the rear extension would be set-in from the boundary with No.61. The proposed development is considered acceptable in terms of its impact on neighbouring amenity.

Basement development

5.18 Policy DM18 outlines that where new lightwells are proposed account will be taken of whether they protect the architectural character of the host building and their effect on the character and appearance of the surrounding area. The supporting text to this policy advises where light wells are not an established and positive feature in the street their introduction can harm the character and appearance of the street scene. Furthermore DM DPD Policy DM18 notes that the construction of new basements will only be permitted where it can be demonstrated that the proposal:

- (a) Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure;
- (b) Does not increase flood risk to the property and nearby properties;
- (c) Avoids harm to the appearance or setting of the property or the established character of the surrounding area;
- (d) Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;
- (e) Will not adversely impact the local natural and historic environment;
- (f) Will not cause loss, damage or long-term threat to trees of townscape of amenity value;
- (g) Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;
- (h) Will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonably inconvenience on day to day life of those living, working or visiting nearby; and
- (i) Will minimise construction impacts such as noise, vibration and dust for the duration of the works.

5.19 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

5.20 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

5.21 The proposal seeks to add a basement to approximately 3m depth under the footprint of the host property. The basement will include a home cinema, gym, bedroom, washroom, utility room and stairs leading from basement to the rear garden.

5.22 Accompanying this proposal is a Basement Impact Assessment, Geotechnical Ground Investigation Report and Structural Methodology Statement.

5.23 The information submitted outlines the geological and hydrological setting to the site and the way in which the proposed basement will be constructed. Conditions at the site were investigated by Site Analytical Services Limited in February and March 2023 and concluded that the ground conditions were generally consistent with the geological history and known history of the area. The report sites that movements can occur in the surrounding ground if not properly managed, however, it is understood that this will be managed through proper design and construction measures imposed during the works. Furthermore, the BIA outlines that the proposed development will not increase flood risk at the site or the surrounding area. The Structural Methodology Statement prepared by Halsteads states that the basement will be formed in an underpinning type sequence and excavations that will create reinforcement, followed by casting of concrete to form individual retaining wall sections

5.24 The formation of the basement is not proposed to result in any cracking, however there is some risk of movement to neighbours. It is important to note that the adjacent houses are in excess of 100 years old any settlement which may have occurred due to consolidation of the founding strata would have taken place during the early years of the life of the building.

5.25 As with all basement projects more intrusive aspect of basement design and construction takes place after the planning process. Other legislation provides further safeguards to identify and

control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site.

Conclusion

5.26 The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the host building, the surrounding area, the street scene or the Conservation Area. The special interest and historic significance of the Conservation Area would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected. Sufficient details have been provided to demonstrate that the basement would be acceptable, accompanied by several reports with this application.

5.27 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

6.1 Based on the information given on the plans, the Mayoral CIL charge will be £10,844.4 (168sqm x £64.55) and the Haringey CIL charge will be £66,128.16 (168sqm x £393.62). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

7. RECOMMENDATION

GRANT PLANNING 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character

and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.
- **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.