

Officer's Report

Application Number	HGY/2023/0706
Type	Householder planning permission
Location	75 Claremont Road, Hornsey, London, N6 5BZ
Proposal	Proposed ground floor wraparound extension
Case Officer	Sabelle Adjagboni
Valid Date	13/03/2023
Applicant	S Spaul
Agent	John Perrin

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a ground floor rap around extension. The scheme has been amended from that submitted, reducing the height of the extension on the boundary with No 73.

Site and Surroundings

The application site is a two-storey terraced house located on the western end of Claremont Road before it winds into Stanhope Gardens. The site is located within Highgate conservation area.

Most of the houses on the street have rear, side and wraparound extensions including No. 73 and 77, the direct neighbours of the application site which have a side and wraparound extension respectively.

Relevant Planning and Enforcement history

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

HGY/2005/1366 | Erection of rear dormer window and insertion of rooflights to front elevation. | Granted

Consultation response

The Highgate Conservation Area Advisory Committee has echoed the concerns of the neighbours regarding the impact on daylight for the neighbours at No. 73.

LOCAL REPRESENTATIONS

The application has been publicised by way of 5 letters to neighbours. 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: 1

Objecting: 1
Supporting:
0

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:

- Impact on sunlight and daylight due to excessive height amplified by a change in ground levels.

MATERIAL PLANNING CONSIDERATIONS

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

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.

Policies of the 2017 Highgate Neighbourhood Plan are also material consideration in this application. Policies DH2 and DH3 are particularly relevant and consistent with the above planning policies.

The proposed rear extension would project 2.1m deep beyond the existing rear elevation/ outrigger and project 7.1m on the boundary with No 73.

The extension would have a ridge height of approximately 3.4m on the boundary with No. 77 and on the other side the proposal drops to an eave's height of 2.3m on the boundary with No. 73, as per the amended plans.

Some rooflights are proposed and glazed sliding doors are also included in the proposal to allow an acceptable amount of light into the property. Additionally, the proposed materials will match the existing where applicable. Therefore, the proposal respects the design and appearance of this property as is considered in line with the above policies.

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 considered. 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 will slightly be visible at the rear from Parkland Walk which is pedestrian route, heavily enclosed by vegetation.

Given the modest and subordinate scale of the extension, and presence of extensions to both adjoining properties, the character and appearance to this part of the conservation area will not be harmed, in this case left preserved.

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 resident.

In response to neighbouring consultation and after assessment of the initial proposal, Officers sought a reduction to the height of the extension on the boundary with No. 73, to mitigate impact on daylight and to avoid being overbearing.

Consequently, the scheme now features a part pitched roof extension with an eave's height of 2.3m on this boundary. As such, the proposal will not affect neighbouring amenity.

It is noted the neighbours at No. 77 currently have a rear extension on the boundary with the application site, which the proposed extension does not go beyond. Therefore there will be no impact on the amenity to the occupiers of this property.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in design, heritage and amenity terms.

All other relevant policies and considerations, including equalities, have been considered. 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 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 brick 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: 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: 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.