

Officer's Report

Application Number	HGY/2023/0511
Type	Householder planning permission
Location	Westbrook, Barrington Road, Hornsey, London, N8 8QS
Proposal	Demolition of existing rear extension and single storey static caravan. Erection of a two storey side extension and a part single, part two storey rear extension, incorporating a roof terrace. Installation of a rear dormer. Creation of a gable-end on the front elevation bay and replacement of the front canopy roof over the front door, together with other external alterations (AMENDED DESCRIPTION & AMENDED PLANS).
Case Officer	Oskar Gregersen
Valid Date	05/04/2023
Applicant	McCammond
Agent	Paul Lofthouse

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of an existing rear extension and single storey static caravan and the erection of a two-storey side extension and a part single, part two storey rear extension, incorporating a roof terrace, the installation of a rear dormer and the creation of a gable-end on the front elevation bay. Equally the works include the replacement of the front canopy roof over the front door, together with other external alterations.

The scheme has been amended from that submitted, specifically reducing the size of the rear dormer and removing the inset balcony/ terrace. Equally first floor balcony to the back of the outrigger has been reduced in size.

Site and Surroundings

The application site relates to a large detached dwellinghouse, located on a large plot with a generous garden, set back from Barrington Road by a well sized front garden. The site is oriented west to east, with another large detached dwellinghouse to the north, and a terraced row oriented perpendicular to the south. The garden has a very large mature pine tree positioned northeast in the

garden, and the trees in the south-eastern corner are proposed to be replaced with a line of pleached trees along the whole boundary in an effort to create a privacy screen with the rear gardens of the properties on Palace Road.

The existing second floor element of the outrigger is finished in a corrugated material, and slate tile, and appears incongruent with the host dwellinghouse and surrounding properties. The

remainder of the house is finished in brick, with the front elevation finished in attractive red brick akin to a number of properties in the area.

The application site is not located in a conservation area.

Relevant Planning and Enforcement history

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

ENF/2023/0085 | Unauthorised works - Case closed no breach found.

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Arboricultural Officer - Was consulted on the potential impact on the root protection areas (RPAs) of nearby trees on site. Drawings were amended to express that these RPAs will not be encroached upon by the proposed development and can be supported from an arboriculture point of view.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 20 letters. 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: 9

Objecting: 8

Supporting: 1

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:

- Loss of privacy/ overlooking;
- Noise from roof terrace;
- Impact on trees.

The following issues raised are not material planning considerations:

- Loss of a private view (Officer Comment: One objection highlights the impact on the skyline from the rear of their house, this is not deemed to be a material issue).

4 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.

Permission is sought for a two-storey side extension, with the replacement of an existing two storey extension with a part-single part two-storey rear extension. Additionally, the proposal seeks the formation of a rear dormer roof extension. Lastly the proposal seeks the formation of a gable on the front elevation.

The proposed two-storey side extension would be 2.5m wide, protruding from the northern flank of the site, and would be set back 2.6m from the front elevation of the dwellinghouse. Materially it would be finished in buff brick to match existing and is deemed to appear subordinate to the host dwellinghouse. The side extension would have a hipped roof with a rooflight on the front and rear faces of the roof, and would be tiled to match the existing roof.

The proposed ground floor rear extension would be 7.6m deep, by 7.2 m wide. The single storey element would be 3.8m tall, and would be finished in buff brick to match the remainder of the host dwellinghouse. It is deemed that although large, the scale of the host dwellinghouse and plot enables the single storey element to appear subordinate to the host dwellinghouse.

The first-floor extension would be 5.4 sq.m, with a height of 2.56m. Officers note that this represents a reduction in mass in comparison to the existing, and would be finished in materials more sensitive to the host dwellinghouse, where the existing is clad in corrugated sheeting. This scale would appear subordinate to the host dwellinghouse and is deemed to be acceptable.

The proposed first-floor terrace, as amended, would be 3m wide, and would be 1.8m deep. The side elevations of the terrace would have a 1.8m tall obscure screen in an effort to mitigate amenity issues, with a 1.1m balustrade facing west. With respect to design, the first-floor terrace is not seen to be detrimental to the host dwellinghouse, the amenity impact will be explored further in the following section on neighbouring amenity.

The proposed rear dormer roof extension would be 6.3m wide, and 2.6m tall, finished in matching roofing material, complete with a Juliet balcony. Officers note that as the site is a detached dwellinghouse the scale of the rear dormer would be acceptable under 'permitted development rights'. Furthermore, it is noted that a dormer extension at a similar scale is in place at No. 1 Barrington Road, on a property of similar size with a similarly sized plot. Therefore, Officers deem that the scale of the dormer does not appear overtly bulky in the context of the host dwellinghouse and is deemed to be acceptable. **The proposed terrace would not create any issues with respect to design appearing similar to a Juliet balcony from the rear elevation, and the amenity impacts will be explored in the following section.**

The proposed front gable would add a feature that is consistent with other dwellinghouses in the area and as such is considered acceptable.

Overall, the proposed extensions and alterations are considered acceptable in design terms in relation to the existing property and this plot, in general accordance with DPD Policies DM1 and DM12, as well as Local Plan (2017) Policy SP11, and London Plan (2021) Policy D6.

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.

With respect to neighbouring amenity, the main concerns pertain to overlooking, loss of privacy, and noise created by the addition of terraces at first-floor level and at roof level.

Daylight & Sunlight

The sitting, scale and separation distances of the proposed additions would not impact conditions of daylight/ sunlight or lead to overshadowing.

Overlooking and loss of privacy

As per the amended plans Officers deem that measures have been taken to address concerns about overlooking. Firstly, the roof terrace/ balcony at second floor roof level has been removed and replaced with a Juliette balcony. Equally the extent of the glazing on the rear elevation of the dormer has been reduced in size.

The width of the first-floor terrace has been significantly reduced in width, with such a space now being the size of a typical balcony. By reducing its width and having obscure screens to a height of 1.8m opportunities to look down into neighbouring gardens are significantly reduced.

With such changes and noting the vegetation on the boundary with Nos. 36-30 Palace Road, opportunities to overlook are significantly mitigated. In relation to the garden to the rear of the application site it is noted that a screen of pleached trees are to be planted on the boundary.

In considering this application it is also important to bear in mind that in an urban area such as this, there is already a degree of mutual overlooking between properties, namely into gardens from upper floor windows.

Noise and disturbance

In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions. Equally it would not be the primary amenity space with this property, rather this would be the rear garden. As such in planning terms there is no strong basis to argue that such a roof terrace would generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

Overall, Officers deem that the proposal is acceptable in amenity terms by virtue of the measures taken to mitigate impact on neighbouring amenity (in specific; the obscure glazing screen, pleached tree screening, tall fencing, and change to a Juliet balcony on the rear dormer).

Conclusion

The proposal is considered acceptable in design and amenity terms.

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

5. 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.

6. 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 materials to be used for the proposed development shall match in colour, size, shape and texture those shown on the drawings 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 Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The 1.8m obscure privacy screens as shown in the approved drawings hereby approved shall be installed prior to the first use of the roof terrace and retained as such thereafter in perpetuity.

Reason: In order to safeguard the amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy

Informatives:

- 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.