

Officer's Report

Application Number	HGY/2022/4385
Type	Householder planning permission
Location	17 Vallance Road, Hornsey, London, N22 7UD
Proposal	Demolition of existing conservatory and erection of single storey rear extension.
Case Officer	Gareth Prosser
Valid Date	09/12/2022
Applicant	Miss Elaine Orchard
Agent	Mr Attila Tobias

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

No comments have been received as part of this application.

The council's conservation officers raised minor concerns regarding the proposed materials.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-story detached property located on the western side of Vallance Road, Muswell Hill. The property has an existing side roof dormer and a modest existing ground floor conservatory, which this application would replace to create a slightly larger, but still modest single-story rear extension. The site is located within the Alexandra Park conservation area and 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.

2.3 The proposed extension would replace the modest existing ground floor conservatory, which this application would replace to create a slightly larger, but still modest single-story rear extension. The development would be taller than the existing extension at 4.371m from ground level, however the properties are detached, on a hill and substantial in scale, as such this would be considered to be a modest and in keeping addition.

2.4 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. Furthermore, while the proposal does fall within the Alexandra Park CA, the properties are tightly arranged detached, offering no rear of the rear from the streetscene, as such it is considered that this would have no impact on the CA. The conservation officer queried the proposed materials, however it is considered that while timber can degrade if not well maintained, on a private dwelling it is considered that, appropriate maintenance

will be undertaken, and the extension will be finished in a high quality design and appearance, appropriate for the CA.

2.5 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property, due to shallow depth of the proposal and the location at ground floor level. While the extension would be 4.371m in height, the neighbouring property also has a comparable extension which is forward of the proposal, as such there would be no material loss of privacy to neighbouring properties. The proposal also includes a stepped terrace however it is considered that as the neighbouring extension and terrace is forward of the proposal, the inclusion of a privacy screen would avoid any loss of privacy and will therefore be conditioned. The proposal is acceptable in amenity terms.

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 Due to the location of the proposal to the rear of the property, not visible from the highway, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.8 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 the following 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 Prior to the commencement of development hereby approved, a 1.7 metre high privacy screen along the boundary adjoining No. 15 Vallance Road shall be erected prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with 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.