

Officer's Report

Application Number	HGY/2023/0704
Type	Householder planning permission
Location	24 Grange Road, Hornsey, London, N6 4AP
Proposal	Erection of a first side extension over existing garage.
Case Officer	Mercy Oruwari
Valid Date	13/03/2023
Applicant	Mr Nadejda Stasyuk
Agent	Mr Ross Lakani

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a first-floor side extension over an existing side garage.

Site and Surroundings

The application site is located on the western side of Grange Road near the junction with Broadlands Road and consists of a modern contemporary two- storey single family dwelling with a basement floor.

This dwelling replaced a flat roofed single storey dwelling built in the 1960s. The building and the site is not highly visible from Broadlands Road but is very visible from the semi-rural private road (Grange Road). The application site adjoins the rear garden of No 8 Broadlands Road along the western boundary. This boundary consists of a number of high trees screening the rear of the site.

The site adjoins a shared driveway to the rear of No's 26, 28 & 30 Grange Road along the southern boundary. These properties were built at the same time as the original house at No 24, which at the time was built as a single storey dwelling in order to protect the visual amenity of these neighbours.

Grange Road is a private road which runs between View Road and Broadlands Road, which slopes from south to north. Grange Road has a mixture of architectural styles, consisting of some traditional houses types and some contemporary buildings like No 24. Most properties are set back from the highway with many screened by planting/vegetation.

Although there is no prevailing design character to the street, this part of the Highgate Conservation Area has a semi-rural character. The application site is located within Highgate Conservation Area.

Relevant Planning and Enforcement history

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

- HGY/2010/2086 - Non-material amendments following a grant of planning permission HGY/2008/0051 to add 2 roof lights to the master room and retain one window 1050mm wide by 2200mm high to the rear elevation at first floor level as per original planning approval under HGY/2008/0051. Granted
- HGY/2010/1584 - Approval of Details pursuant to Condition three (materials), Condition four (details of all level on site), Condition five (landscaping), Condition ten (proposed gates and railings), attached to planning permission HGY/2008/0051. Granted
- HGY/2010/1402 - Non-material amendments following a grant of planning permission HGY/2008/0051 to omit timber pergolas to front and rear. Remove minor rebates in rear elevation, create larger basement footprints, make windows smaller and shorter and alter doors and windows layout in centre section of front elevation. Granted
- HGY/2008/0052 - Conservation Area Consent for the demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement level. Granted
- HGY/2008/0051 - Demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement level. Granted
- HGY/2007/1942 - Conservation Area Consent for the demolition of existing house and erection of two storey 3 bedroom single dwelling family house together with rooms at roof level and basement accommodation. Withdrawn
- HGY/2007/1941 – Demolition of existing house and erection of new two storey 3 bedroom single dwelling family house together with rooms at roof level and basement accommodation. Withdrawn
- OLD/1964/0221 - Bungalow on Grange Road frontage. Granted

2 CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer- No comment

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1x site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application are as follows:

No of individual responses:

Objecting: 5

Supporting: 0

The following local groups/societies made representations:

- The Highgate CAAC
- The Highgate Society

The following issues were raised in representations and are addressed in the next section of this report:

- The proposed development would not preserve or enhance the Highgate Conservation Area;
- The proposal would further damage the 'distinctive semi-rural character' of Grange Road and would harm the Bishops area of the Highgate Conservation Area;
- The Design & Access Statement highlights that the property has already been extended considerably;

- The property already covers approximately 70-85% of the plot;
- Overdevelopment of the site;
- The scale of the proposed first-floor extension combined with the previous development would be overbearing;
- Detrimental impact on privacy and amenity of neighbouring properties;
- Loss of privacy to rear windows of 8 Broadlands Road and overlooking of the rear garden with the additional first-floor window;
- The extension would result in a very high wall on the boundary facing No's 26-30;
- Considering the impacts of the replacement of the single storey with a double storey house, this would further increase the impact on the outlook for these properties, especially the visual amenity of No 26, and the encroachment on their boundary;
- If approved builders would have to trespass on the land of the neighbouring site to construct the extension;
- Application HGY/2008/0051 and HGY/2008/0052 states in conditions 7 (no additional windows), 8 (no use of the roof of the garage as an amenity space) and 9 (no additional development) that various works and developments are prohibited;
- Development would not be in line with the relevant Haringey and Highgate Neighbourhood Plan (HNP) policies.
- Proposed extension would further erode the gap between the dwellings which is against the policies in the HNP;
- A similar previous application for No 6 (HGY/2011/1075) was withdrawn as it would have filled in the gap between the host site and the neighbouring site. This would have reduced the view of the trees which would have been harmful to the Highgate Conservation Area. This would be the same for the proposed enlarged extension at No 24;
- The use of higher quality materials has not been considered.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and Impact on the character and appearance of the conservation area

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.

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 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.

The Highgate Neighbourhood Plan 2017 Policy DH2 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area. Policy DH4 'Side Extensions' states that side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail.

The house as approved in 2008 was carefully designed to utilise the limited space available whilst minimizing the impact on the adjacent properties. In specific the bulk of the building as seen from the neighbouring terrace of No's 26, 28 and 30 is broken down, with a single storey garage adjacent to the boundary, whilst the main bulk of the house was set forward within the plot. The first-floor was set back from the boundary to reduce the scale on the upper level. Equally the extent of the first-floor and its rear glazing was designed to minimise overlooking to the rear garden of No 8 Broadlands Road., with conditions imposed accordingly.

The proposed extension to the building above the ground floor garage would be widely visible within the street-scene. It would appear as a bulky addition to the property in an already extensively developed site.

The ground floor garage sits directly adjacent to the boundary line of the neighbouring site. However, being limited to ground floor, its presence is more discreet. The proposed first-floor side extension would be set in by 1 metre but it would add to the prominence of the building when seen from upper floor windows of No 26 – 30 Grange Road and No 8 Broadlands Road. Also, when combined with the scale of the existing building the property would appear overly wide, bulky and unbalanced.

It would result in a negative intrusion on the visual gap and separation between the properties on Grange Road, and overall would harm the character and appearance to this part of the conservation area.

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.

Highgate Neighbourhood Plan 2017 Policy DH4 'Side Extensions' states that side extensions to detached or semi-detached properties, including the enlargement of existing garages, should not harm the amenity of adjacent properties.

The proposal with the increase in height and bulk to the side of the building, would result in an sense of enclosure for the neighbouring 3 properties, especially for No 26.

The extension includes a new first-floor window facing the rear garden of No 8 Broadlands Road. Albeit at a slight oblique angle, the new window would give rise to overlooking into the garden of No 8 Broadlands Road, particularly the amenity space to the immediate rear of this property.

In granting consent in 2008 were carefully placed behind the vegetation/trees on this boundary so as to protect privacy. The new extension/window would be located at a point where there is a gap in the natural screen, as such meaning the impact on placing such a window in close proximity to this boundary cannot be mitigated.

Overall, the proposed development would have a detrimental impact on the residential amenity of neighbouring occupiers giving the close proximity of this extension to neighbouring properties and the inclusion of a rear facing window.

Conclusion

The proposal is considered unacceptable on design, heritage and amenity grounds.

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

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

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed extension by virtue of its siting would give this dwelling an overly wide, bulky and unbalanced appearance and would negatively intrude into the visual gap and separation between properties on Grange Road, overall harming the character and appearance to this part of the conservation area, contrary to Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH2 and DH4 of the Highgate Neighbourhood Plan (2017).

The proposed extension by virtue of its siting, scale and associated fenestration would be materially harmful to the living conditions of occupiers of adjoining dwellings with respect to outlook and privacy, contrary Policies DM1 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH4 of the Highgate Neighbourhood Plan (2017).