

Officer's Report

Application Number	HGY/2023/1280
Type	Householder planning permission
Location	109 Cranley Gardens, Hornsey, London, N10 3AD
Proposal	Replacement rear dormer, replacement single storey rear extension, internal house refurbishment.
Case Officer	Oskar Gregersen
Valid Date	12/05/2023
Applicant	Mr. Edwin Burden
Agent	Mr John Roberts

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 responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a semi-detached two-storey residential dwellinghouse, the site has seen some previous development with the garage converted to habitable space and a rear dormer added. The site benefits from a large rear garden and is set back from the street by a sizable front garden containing two well established trees.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.3 The planning history of the site has been taken into account when coming to this decision.

2.4 Permission is sought for the replacement of an existing rear dormer, and small outrigger style lean-to structure at the rear of the dwellinghouse. The proposed dormer would be modest in size and finished in materials sympathetic to the host building, the rear extension would appear subordinate to the host building and would be scaled such that it would not impact on neighbouring amenity.

2.5 The rear dormer would be 6.47m wide, by 3.21m deep, and would protrude 2.2m from the roof slope. It would not protrude above the ridge line and would therefore not be visible from the front elevation. It is noted that the proposed dormer would be smaller than the dormer in place at 111 Cranley Gardens (approved under HGY/2022/0501). Officers deem that the dormer would appear sub-ordinate to the host dwellinghouse and would not cause any adverse impact on neighbouring amenity and can be supported.

2.6 The proposed rear extension would be 4.67m deep by 4.31m wide, with a flat roof at a height of 3.45m. Of the 4.67m proposed depth, only 1.41m would be visible to the occupants of 111 Cranley Gardens. The proposed rear addition would be finished in materials similar to the existing with interesting round glazing features. Overall the rear addition is not deemed to appear bulky or overbearing, and would not be damaging to the host dwellinghouse or surrounding character and can be supported.

2.7 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.

2.8 The height and depth of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 The proposed development is in general accordance with Policies DM1, 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.

2.10 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 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.

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: 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.