

Officer's Report

Application Number	HGY/2023/1332
Type	Householder planning permission
Location	95 Burgoyne Road, Hornsey, London, N4 1AB
Proposal	Proposed first floor rear extension.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	18/05/2023
Applicant	Mr Adam Lambrou
Agent	Capital Architectural Design

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for a first-floor rear extension to an existing 1st floor self-contained flat. The proposed first floor rear extension only projects 1.7m deep with a flat roof detail. The extension is to provide a kitchen area allowing the flat to function more adequately.

Site and Surroundings

1.2 The subject site is a three-storey mid-terraced dwelling house situated on the southern side of Burgoyne Road, close to the junction with Green Lanes. The property benefit from single storey side and rear extension, and loft conversion with rear dormer window. is

1.3 The property has been converted into three-self contained flats and as such this application relates to the first floor flat. The site does not fall within a conservation area.

Relevant Planning and Enforcement history

- HGY/2023/0852 – Granted 15/05/2023 Conversion of the existing dwelling house in to 3 self-contained flats.
- HGY/2022/4535 Granted 22/02/2023 Proposed single storey rear extension.
- HGY/2022/4140 - Permission not required 27/01/2023 Certificate of lawfulness: Dormer on main roof and rear outrigger with roof lights on front roof slope.

1.5 There is no planning enforcement history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No objection subject to conditions.

3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 18 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;

Principle of development

6.2 The principle of enlarging an existing dwelling/ unit with modest first-floor rear extension is considered acceptable, subject to good design, being subordinate in scale to the existing building and it having no adverse impact on the character and appearance of the area or on the amenities of adjoining/ neighbouring occupiers.

Design and appearance

6.3 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.

6.4 The design and appearance of the modest size first floor extension is considered acceptable. The design of the roof over the proposed first floor extension is subordinate to the current and neighbouring outrigger.

6.5 The proposal development would appear subordinate to the host dwelling and the overall form and design of the property as extended remains very similar to the properties in the immediate area.

6.5 Whilst immediate terrace is largely unaltered, with the exception of some ground floor extensions, the character of the area here is varied, particularly noting the location of the application site in relation to the Green Lanes, where the back of properties having many different types of extensions.

6.6 As such the introduction of such an extension will not be highly discernible nor will it adversely affect the character of the area.

Impact on neighbouring amenity

6.7 London Plan Policy D3 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.

6.8 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.

6.9 The position of this relatively small first-floor rear extension and its depth will ensure there is no adverse impact on the amenity of adjoining neighbours. The position of the extension and its relationship to the attached and detached properties would not cause material harm to residents living condition in respect of loss of light or outlook. It is important to note that no objection have raised any objections.

6.10 The proposed extension would not impinge on a line drawn at 45 degrees from the centre of attached neighbour's rear habitable window, which indicates that there will be material loss of light and aspect.

6.11 The proposal is acceptable in amenity terms.

Conclusion

6.12 The proposal is considered acceptable in design and amenity terms.

6.13 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.

7. 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.

8. 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 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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- **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.
- **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.