

Officer's Report

Application Number	HGY/2023/0893
Type	Householder planning permission
Location	44 Sheldon Avenue, Hornsey, London, N6 4JR
Proposal	Single storey rear-side extension to single dwelling family house
Case Officer	Ben Coffie
Valid Date	29/03/2023
Applicant	MRS PANELLA FINE
Agent	Mr Ross Lakani

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

- The application proposes single storey rear-side extension to the single dwelling family house.

The proposed extension would be located on the northern side of the property and would measure 3.2m in height and 5.4m in depth. It will be finished in brick to match the existing brick of the property.

Site and Surroundings

The property lies within Sub Area 7 (Bishops) of the Highgate Conservation Area in the southern section of Sheldon Avenue, which was designed by architects Quennell in the 1920s and is characterised by large, detached houses of a consistent period, height, size and general character. The building is a modest cottage-style dwelling with hipped roof and asymmetrical features. It is defined as a positive contributor to the conservation area.

The site is located within the Highgate Neighbourhood Plan area.

Relevant Planning and Enforcement history

- N/A

Consultation response

Highgate Conservation Area Advisory Committee- The neighbours should be consulted on the effects this application may have on them.

Officers comments: A site notice was displayed within the vicinity of the site and 21 days neighbour consultation was undertaken to the following neighbouring sites:

- Owner / Occupier 46 Sheldon Avenue, Hornsey, London, N6 4JR
- Owner / Occupier 42 Sheldon Avenue, Hornsey, London, N6 4JR
- Owner / Occupier 40 Stormont Road, Hornsey, London, N6 4NP

- Owner / Occupier 44 Sheldon Avenue, Hornsey, London, N6 4JR
- Owner / Occupier 38 Stormont Road, Hornsey, London, N6 4NP

2. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way 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: 1
 Objecting: 0
 Supporting: 1

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 application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

The scale, height and bulk of the proposed side extension is considered acceptable and would integrate appropriately within the rear context. The extension would not have any impact on the streetscene due to its location at the rear of the terrace. Therefore, there are no concerns with regards to any potential harm to the character and appearance of the host dwelling and the general area.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan (HNP) 2017.

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.

The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

The proposed side extension due to its location, it is only likely to impact upon the amenity of the occupiers of the neighbouring dwelling no. 46 at the north of side, however it is noted that this adjoining property benefits from a side extension along its southern side which projects significantly beyond the rear building line of the application site. It is considered that the neighbouring extension would offset any potential adverse impact against the amenity of the occupiers of the site.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017. Consequently, due to the above considerations the proposed development would not inflict any adverse impact on the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites. 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

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.

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.