

Officer's Report

Application Number	HGY/2023/0834
Type	Householder planning permission
Location	28 Denton Road, Hornsey, London, N8 9NS
Proposal	Proposed single storey rear extension with proposed metal railings around first floor terrace.
Case Officer	Ben Coffie
Valid Date	04/05/2023
Applicant	Ms Rosa Powloski
Agent	Mr James Allen

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed single storey rear extension with proposed metal railings around first floor terrace.

The proposed extension will measure 4m in height, 4m in width and 3.6m depth. Its proposed materials would match existing materials of the host dwelling.

Site and Surroundings

The application site is a two storey residential property located on the east side Denton Road.

The site is not in a conservation area and is not listed, or adjacent to any listed buildings.

REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and character and appearance of the 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.

The scale and bulk of the proposed rear extension is considered acceptable and compatible with the proportion of the existing property and the buildings in the area. The site proposes a relatively large garden area, therefore the proposed development would be well contained within the existing site context and would not represent an overly dominant addition to the existing site. The proposed materials to be used in the proposed extension are considered to be of an acceptable quality and would complement the existing materials of the main property. Lastly the proposed metal railings would not have a detrimental impact against the character and appearance of the rear garden area as there are similar terrace developments with railings as proposed in the immediate area.

As such the proposed development in its entirety is in accordance with Policy D6 of the London Plan 2021, Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 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 properties within the terrace possess single storey extensions to the left side of the boundary which are part of the original footprint of the properties, essentially the proposed extension would infill the rear, between the existing extensions at the application site and no.26. Given it would not project beyond them, any potential harm against the amenity of the occupiers of the immediate adjoining sites would be offset by the existing extensions.

The proposed railing around the terrace would appear a lightweight structure that appear overbearing or have any materially harmful impact on neighbouring amenity. There are no records of the existing first floor terrace having been approved, however given the presence of very similar terraces on most of properties along this stretch of the street, it appear likely that these are a integral feature of this property type. Its proposed replacement with another terrace of similar height and dimensions would not result in any increase in overlooking of neighbouring properties or increase the potential for noise and general disturbance from its use. The proposed development is acceptable with respect to impacts against neighbouring amenity.

As such, due to the above considerations the proposed development would not inflict any significant 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.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

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.

RECOMMENDATION

Approve with 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 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 Only the area indicated on the approved drawings as a terrace shall be used as a roof terrace or balcony.

Reason: To avoid excessive 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: 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.