

Officer's Report

Application Number	HGY/2023/0107
Type	Householder planning permission
Location	33 Linzee Road, Hornsey, London, N8 7RG
Proposal	The works comprise a single-storey side return extension to the rear of the property.
Case Officer	Josh Parker
Valid Date	12/01/2023
Applicant	Mr & Mrs Warner
Agent	Mr Ian Troake

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 33 Linzee Road is a 2 storey mid-terraced dwelling sited on the western end of Linzee Road. The area is comprised of other Victorian styled buildings comprised of red brick or painted brick in varying colours. The building is not listed nor is it within a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the roof of the dwelling:
Construct a single-storey side return extension to the rear of the property.

Site History

All existing planning applications have been considered for this application:

PRE/2022/0291 - single storey side extension to the existing outrigger.

CONSULTATION

No consultation was sought or received.

LOCAL REPRESENTATIONS

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

Objections:0
Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and Appearance

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas

The proposal is subservient addition with brickwork to match the existing dwelling and a simple design. Full width side returns can be seen multiple times on the same terrace at 11, 15, 21, 23, 25 to name a handful. These permissions are typical of the area and keeps in with the local patterns. Furthermore, the extension is to the rear and is identical to the pre application mentioned above where the officer made the following comments 'the proposal would not be out of character with development in the locality. The proposal would be considered acceptable in terms of design and layout.'

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 proposal would not impact the attached neighbouring property of no. 35 due to its location. The application site is located on a higher ground level than the attached neighbouring property of no. 31 who will share the extensions party wall. As shown on the submitted plans the flank wall of the proposed infill extension would have an eaves height along this boundary of approximately 2.5 metres when measured from the neighbours ground level. This means the impact the rear return would have on the neighbouring addresses when considering sense of enclosure, daylight, privacy/overlooking will be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. 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.

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.