

Officer's Report

Application Number	HGY/2023/1155
Type	Householder planning permission
Location	Ground Floor Flat, 135 Crouch Hill, Hornsey, London, N8 9QH
Proposal	Single-storey rear extension to a ground floor flat; change of rear glazing and lowering of patio floor level.
Case Officer	Oskar Gregersen
Valid Date	27/04/2023
Applicant	Mr Daniel Iijima
Agent	Mr Kerem Aksoy

RECOMMENDATION

Approve with Conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for a rear and side extension to the ground floor flat of 135 Crouch Hill. The proposed extension would create a larger kitchen/dining area to the rear of the flat, with the provision of an additional bedroom at ground floor level.

Site and Surroundings

2.2 The application site is a semi-detached two-storey residential dwellinghouse, with an additional level below ground floor. The site is sub-divided into two maisonettes with bedrooms in the roof space. The site is set back from the roadway by a sizable amount, and benefits from an average size garden.

2.3 To the south the application site is separated by an alley with a residential building on a very large plot. To the north is the counterpart building to the application site and a large retail location. There are a high volume of trees and greenery along the boundary with neighbouring sites that provide a degree screening for neighbouring sites that would help protect neighbouring amenity whilst also limiting overlooking into the application site.

Relevant Planning and Enforcement history

2.6 There is no relevant planning history in relation to the site.

3. CONSULTATION RESPONSE

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

- No responses

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 40 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: 0

5 MATERIAL PLANNING CONSIDERATIONS

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

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

Design and appearance

5.2 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.

5.3 Permission is sought for a rear and side extension at lower ground level, 6.5m deep at its longest edge, and 3.3m deep along its southern edge. The proposed rear extension would have a flat roof with a parapet, with the rear most portion of it being almost entirely wrap-around glazing framed in metal. The proposed rear extension would see a portion of the existing ground level of the garden excavated to bring the current floor level down to lower ground level, this difference in level would see the maximum height of the proposal at 3.5m only protrude 320mm above the fence on the boundary with No. 137 Crouch Hill.

5.4 The proposed rear/side extension would see the creation of an additional hallway, storage area, larger kitchen, and an additional single bedroom with a north facing window.

5.5 The scale of the proposal would not appear overly dominant in the context of the application site and would create additional space for the residents. The materials chosen would be sensitive to the host dwellinghouse with materials to match and a green roof to increase the biodiversity of the application. Further the nature of the excavation works proposed would see a minimal impact on neighbouring properties, as the majority of the height produced by the addition would be below ground level.

5.6 Officers note that the screening provided by the greenery along the boundary of the site would assist in mitigating any impact on the character of the host dwelling and the surrounding area, and when combined with the depth at which the extension would be built it is deemed that there would not be any adverse impact to the character of the surrounding area.

5.7 Overall, it is deemed that the proposal would be acceptable in design terms, as the measures taken to have the proposal appear sub-ordinate to the host dwellinghouse combined with the choice to using materials matching to the existing lead to the proposal being generally compliant with DPD Policies DM1 and DM12, as well as Local Plan (2017) Policy SP11 and London Plan (2021) Policy D6.

Impact on the character and appearance of the conservation area

5.8 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.

5.9 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.

5.10 The subject site is located within Crouch End Conservation Area, however, is not listed or locally listed and is not adjacent to any listed buildings. The host dwelling is finished in buff bricks and the proposed brickwork at the rear of the site would match the existing.

5.11 The proposal is deemed to be sensitive to the host dwelling, and the character of the conservation area by virtue of material choices and the recessed nature of the extension at lower ground floor level. Additionally the proposal would not be visible from the front elevation and would provide a modern addition to the ground floor flat providing additional space for the residents.

5.12 Overall Officers deem that the proposal is acceptable with respect to the character of the conservation area, and would be generally compliant with London Plan (2021) Policy HC1, and Local Plan (2017) Policy SP12 and DPD Policy DM9.

Impact on neighbouring amenity

5.13 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.

5.14 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.

5.15 With respect to any impact on neighbouring amenity, the proposal is deemed to be acceptable. The proposal seeks to excavate a portion of the extant rear garden area in order to develop the extension at lower ground level. Notably, along the northern boundary (where the depth is highest at 6.5m) the height above the existing neighbouring fence would be only 320mm. Along the southern edge of the site the proposal would be a maximum of 2.45m above ground level, and would be 700mm above an extant fence.

5.16 Considering the perceptible height above the boundary fences fence due to the excavated nature of the proposal, and the existing greenery providing screening to neighbouring properties, Officers consider that the proposal is acceptable in terms of neighbouring amenity. There would not be any issues of overlooking or loss in privacy and the proposal would be in general accordance with London Plan Policies D6 and D14, and DPD Policy DM1.

Conclusion

5.17 The proposal is considered acceptable, as it is deemed to appear sub-ordinate to the host dwellinghouse whilst providing additional space to the dwelling without prejudicing the character of the conservation area or host building.

5.18 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused 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

Subject to 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 brick 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: 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.