

Officer's Report

Application Number	HGY/2023/1246
Type	Householder planning permission
Location	32 Leaside Avenue, Hornsey, London, N10 3BU
Proposal	Replacement ground floor rear extension and associated internal and external landscaping works to the rear garden. Conversion of garage to home office. Replacement windows to the front and side in matching material and design but with double glazing and draft proofing.
Case Officer	Eunice Huang
Valid Date	10/05/2023
Applicant	Mr & Ms Gabriele & Benedetta Cipriani & Turchi
Agent	Mr Jez Gay

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No consultation responses were received.

1.2 The application has been publicised by way of press advert, site notice and letters. No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 This application seeks consent for demolition of existing rear extension and conservatory, erection of new ground floor rear extension, internal alterations, conversion of detached garage to office/study, replacement of all windows on front elevation to double glazed windows in matching style and glazing bar design, and alterations to the patio and steps in the rear garden.

2.2 The application site is a two storey mid terrace dwelling. The site has vehicular access from Leaside Avenue, with a shared driveway leading to a detached garage at the rear of the dwelling. The site is located within Muswell Hill Conservation Area. It is not a listed building.

2.3 The planning history of the site has been taken into account when coming to this decision.

2.4 The replacement rear extension with a pitched roof would be subordinate and proportionate to the original building. The new rear extension maintains the same rear alignment as the existing rear extension and conservatory. The extension is proposed to be constructed with stained white timber cladding and a grey standing seam roof, which provides a contemporary design response to differentiate new and original building elements, while complementing the existing dwelling. A condition will be attached requiring the submission of additional details for the materials and finishes.

2.5 The rear extension would not be overbearing when viewed from neighbouring properties. The replacement of both the existing extension and conservatory with one new extension presents an orderly approach to development; with the new roof ridge centrally located away from side

boundaries. Hence, the proposal would not result in a significant increase in overshadowing or loss of outlook to neighbouring properties. Nor would there be a material change to privacy.

2.6 The conversion of the garage to an office/study and store room involves alterations to the northern side façade to improve access from the rear garden. These changes would have no material impact on neighbouring properties.

2.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

Approve with 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 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels, roofing material sample and window material sample, combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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.