

Officer's Report

Application Number	HGY/2023/1285
Type	Householder planning permission
Location	12 Effingham Road, Hornsey, London, N8 0AB
Proposal	Proposed ground floor wraparound, floor plan redesign and associated works.
Case Officer	Cameron Sturges
Valid Date	15/05/2023
Applicant	Michael Kennedy
Agent	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site contains a two-storey mid-terrace dwellinghouse located on the southern side of Effingham Road. The rear terraces of Effingham Road are characterised by 2-storey outriggers and side infill extensions.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Proposed Development

2.3 This application is for a proposed ground floor rear and side extension with materials proposed to match the existing materials of the host property. The side extension is proposed to be 1.65m wide and 7.1m in depth. The rear extension will measure approximately 1.77m in depth and 3m in width.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision and is listed below:

HGY/2023/0102 - Formation of loft conversion to include L-shaped dormer and installation of roof lights - Permitted Development 23/02/2023

3. REPRESENTATIONS

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

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Design & Appearance; and

2. Neighbour Amenity.

Design and appearance

4.2 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.

4.3 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.

4.4 The proposed side extension is built on the boundary with No.14 and extends slightly beyond its side extension by approximately 2.4m, which will reflect a similar appearance to the side extensions at Nos. 16 and 18. The rear extension will project 1.77m in depth and will not extend beyond the alignment of the extension from the neighbouring outrigger. The side extension proposes 10no. rooflights and the rear extension will provide 1no. rooflight. Furthermore, the extensions are screened from the street and would not be harmful for the existing pattern of development within the area. The extensions are considered to be proportional to the host building.

4.5 The proposed material for the extensions is a white painted brickwork to match the existing appearance of the host property. The extension also features some aluminium framed windows and rooflights. The roof slates are proposed to match the existing. These materials are considered acceptable and the scheme would not undermine the existing uniformity of the host building. As such, in design terms, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

4.6 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.

4.7 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 residents.

4.8 The extensions would be adequately screened from the neighbouring property and issues such as bulk, size and scale would not be detrimental to neighbouring properties, despite its slight extension beyond the rear wall of the extension of No.14. Therefore, the proposal would have an acceptable impact on the sense of enclosure, daylight or overlooking on the neighbours.

4.9 As such, in terms of amenity, the proposal is considered in line with the above policies.

5. CONCLUSION

5.1 The proposal is considered acceptable in design and amenity terms and is consistent with policies DPD Policies DM1 and DM12, Local Plan (2017) Policy SP11 and London Plan Policy D6. Furthermore, the scheme is proportionate to the design and appearance of the host property and is

keeping within the uniformity of development consistent with the rear terraces along Effingham Road.

5.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PERMISSION subject to 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.

Informatives:

- 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.

- 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.