

# Officer's Report

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|---------------------------|-----------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0715</b>                                |
| <b>Type</b>               | <b>Householder planning permission</b>              |
| <b>Location</b>           | 7 Parham Way, Hornsey, London, N10 2AT              |
| <b>Proposal</b>           | Proposed ground floor and 1st floor side extension. |
| <b>Case Officer</b>       | Ben Coffie                                          |
| <b>Valid Date</b>         | 12/04/2023                                          |
| <b>Applicant</b>          | Ms Samantha Thompson                                |
| <b>Agent</b>              | Ms Amber Short                                      |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed Development

The application proposes a proposed ground floor and 1st floor side extension.

The proposed first floor side extension would measure 2.8m in width, 2.8m in height and 4.7m in depth, the ground floor side element would have a maximum depth of 12.9m, a height of 2.8m. Its maximum width would measure 3.2m from the existing side extension however this has been reduced to a width of 2.8m allowing a gap of 1.5m from the boundary.

The extension will be finished with timber cladding and a zinc roof structure.

##### Site and Surroundings

The subject site is a mid-terrace of a row of four two-storey (with loft accommodation) dwellinghouses located on the southern side of Parham Way, N10. The surrounding uses are residential. The site does not contain a listed building but is located within Muswell Hill Conservation Area and is also adjacent the Vallance Road Conservation area.

## **COMMENTS**

LBH Tree Officer - Satisfied with proposal:

- Encroachment is minimal
- Notional roots can be off set to the non-static environment of the garden
- Regular pollarding will affect the root/shoot ratio.

## **REPRESENTATIONS**

The application has been publicised 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: 1

Objecting: 0

Supporting: 0

Concerns raised in the objection are detailed below:

- The proposed cedarwood cladding would rapidly decline due to water ingress and look like rotten wood within a couple of years.
- Objection to mature trees being cut down and losing the natural screen, the tree felling will leave use with a view of bricks and a rotting cedar wood clad extension from the rear of our properties.
- The new planning application mentions the changing of windows on the side elevation but no mention of obscured glass in the windows.

Officers comments: The LBH Tree Officer has reviewed the proposal and is satisfied with the proposal. The neighbouring garden sites are screened by boundary fences and the felling of the said trees would not cause any adverse impact on neighbouring sites. Lastly the application proposes the relocation of an existing side window and not the installation of a new window, therefore there are no anticipated loss of privacy concerns.

## **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 conservation 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.

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.

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.

The dwelling forms part of a terrace of 4 x part two/part three storey dwellings granted planning permission under planning reference HGY/2011/0563. The dwellings are characterised by pitched roof designs with front and rear zinc cladded dormer windows incorporated within them. The

dwelling is finished with brick buildings however three of the properties have a characteristic flat roof, timber clad first floor projection.

The proposed first floor element of the proposal would adopt timber cladding to compliment elements of the existing dwelling. Equally the proposed brick finish of the ground floor element would have a similar appearance to the existing dwelling. The proposed two storey extension would be substantially set back from the front wall of the dwelling and would not have a width greater than that of the host dwelling.

The design of the two-storey extension is considered modest in design and appearance and would be subservient in appearance to the host building, given its set-back from the main front wall, set-down from the roof and massing of the lean to roof. The two-storey addition would not be visually dominant when viewed from the rear gardens of properties on Rosebery Road or from the front of the property, given its relatively modest scale and the retention of the vast majority of the existing boundary trees at the rear of the gardens of properties on Rosebery.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF.

#### 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 residents.

Due to the location of the proposed extension, its bulk, massing and siting of the would not result in an unacceptable loss of light, outlook or create an unacceptable visually overbearing impact on the occupants of the properties within the terrace.

Neither would the extension have any adverse impacts against the neighbouring properties on Rosebery Road, as the extension would have an acceptable separation from their boundaries, moreover the ground floor element is not considered excessive in height to cause such amenity impacts as mentioned.

Lastly, although the application proposes the relocation of the first floor side window, it does not propose the installation of a new first-floor side window, it is not envisaged that the development would result in any loss of privacy against neighbouring sites.

Consequently, the proposed development would not cause any adverse impacts against the amenity of neighbouring sites with respect to loss of daylight/sunlight, loss of outlook and an heightened sense of enclosure.

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

### Trees and landscaping

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

An arboricultural impact assessment report (11371 Tree Report) has been submitted with the application. Which confirmed that there are no tree preservation orders affecting trees within the site and no tree preservation orders affecting trees immediately adjacent to the site. However according to the report, G8 Leyland Cypress category B trees are located on the boundary, however the extension has been stepped back in order to minimize the impact and to ensure impact of the extension against the trees are kept to a minimum, excavation works would be undertaken using hand tools to a depth of 750mm, and all excavation works are to be overseen by the project arborist.

Due to the extension, the following trees T5 Pear, T6 Hornbeam and T7 Ash would be removed. These trees have been deemed to be of low quality retention category C trees. They are all well hidden and the impact of tree removal on local amenity levels shall be minimal. Two replacement trees would be planted which are an Olive tree in the front garden, and a Cherry Tree and a new Portuguese Laurel hedge to the side boundary fence.

The proposal has been reviewed by the council's tree Officer and is deemed acceptable. A condition is being imposed on the development that requires that the replacement trees are replanted within 12 months of removal of the trees mentioned above. Subject to compliance with this condition, the proposal is therefore acceptable with regards to trees considerations.

### 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 subject to 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 The works shall be carried out in accordance with approved document Arboricultural Report Impact Assessment reference BS 5837 by Crown Tree Consultancy 3rd March 2023.

Two replacement trees (Olive tree in the front garden, a Cherry Tree and a new Portuguese Laurel hedge to the side boundary fence) must be planted in the rear garden of the application site within 12 months of the removal of trees T5, T6 and T7 as identified on plan no. CCL 11371/ IAP Rev: 2 of the tree report. If the new tree, or any replacement, dies or is damaged or lost for any reason within five years of the initial planting, another tree of the same species and size must be planted in the same location, unless the Local Authority agree in writing to any variation.

Reason: In the interests of the health of trees within and surrounding the site and the visual amenities of the locality, consistent with Policy G7 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.

