

Officer's Report

Application Number	HGY/2023/1259
Type	Full planning permission
Location	57 Woodland Gardens, Hornsey, London, N10 3UE
Proposal	Proposed two storey rear extension. Refurbishment and alterations to the rear façade and associated works. Changes to existing fenestration.
Case Officer	Oskar Gregersen
Valid Date	10/05/2023
Applicant	Joanna Francis-Baum
Agent	- Marina Osmolovska

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is an end-of-terrace semi-detached two storey dwellinghouse, finished in appealing red brickwork on the front elevation. The site has had a rear dormer roof extension, however the two-storey elements at the rear appear to be original. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Notably, there is a permission in place (HGY/2023/0430) for a single storey rear extension of similar design, this application would see a second-floor portion added.

2.3 The proposal seeks the erection of a small two-storey rear extension, 2.47m in depth, 1.65m in width, and 5.63m in height, along with alterations in the shape and fenestration of an existing two-storey outrigger style portion of the original dwellinghouse.

2.4 The proposed rear addition would facilitate the creation of a spacious kitchen dining area and is considered to be modest in size. The proposed rear addition would not impact on neighbouring amenity as the semi-detached nature of the host dwellinghouse means the view from neighbouring windows is not disrupted.

2.5 Officers note that this would be the first two-storey extension of this type in the area, however it is deemed that the scale of this proposal is subordinate to the existing two storey portion of the dwellinghouse, being set in from the side of the original dwellinghouse, it would also be slightly shallower and less tall. These factors help the proposed addition to appear sub-ordinate and sensitive to the host dwellinghouse.

2.6 The neighbouring dwellinghouse has three windows on the rear elevation at the northwestern edge of its site. The proposed two storey addition would be positioned a minimum of 2.35m from these windows, with the view 45 degrees from these windows clearly unaffected. Due to the north facing nature of these windows, and distance from the proposed two storey extension, the proposal is deemed to be acceptable in amenity terms and would be in general accordance with Policies DM1 and DM12

2.7 The proposed alterations to fenestration would create a bright open space on the lower ground and first floor, and facilitate a double height ceiling in the central hallway. These changes to fenestration would provide a contemporary and attractive change to the existing dwellinghouse and surrounding area.

2.8 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.9 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.10 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 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.

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

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: 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: 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.