

Officer's Report

Application Number	HGY/2023/0879
Type	Full planning permission
Location	Ground Floor Flat, 5 Church Lane, Hornsey, London, N8 7BU
Proposal	Single storey ground floor side extension and internal alterations to existing dwelling.
Case Officer	Eunice Huang
Valid Date	29/03/2023
Applicant	Elizabeth Barrow
Agent	Mr Steven Tiley

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No consultation responses were received.

The application has been publicised by way of letters. No representations were received in response to notification of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a ground floor flat within a mid-terrace building located on the northwestern side of Church Lane. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

The application proposes a single storey side infill extension which will adjoin the existing outrigger, to create a full width rear projection. The proposed enlargement will extend no further than the existing rear extension, and measures approximately 8.3m in depth. The structure is set away from the original rear wall of the building to create a lightwell. The extension has a simple flat roof, which minimises the overall bulk of the addition. The proposal also includes alterations to the internal layout of the flat, changes to openings and rendering on the rear façade of the existing outrigger.

Extensions of a similar scale can be seen along this row of terraces on Church Lane. The proposed extension maintains the same rear alignment as the approved adjoining rear extension at No. 4 Church Lane (ref: HGY/2021/2222).

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.

Due to the topography of the land, the height of the new extension is lower than the eaves of the rear extension at the south-adjoining property at No. 4 Church Lane. This mitigates amenity impacts upon this adjoining property. The existing outrigger is retained on the northern side of the site, with minor alterations. As such, the proposal will not have a material impact the north-

adjoining property at No. 6 Church Lane in relation to sunlight/daylight access, privacy or bulk impact.

The proposed development is in general 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 and the NPPF.

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

Grant permission 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 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 a render finish and a roofing 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: 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.

- **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.