

Officer's Report

Application Number	HGY/2023/0791
Type	Full planning permission
Location	Hill's Veterinary Practice Ltd, 178 Park Road, Hornsey, London, N8 8JT
Proposal	Erection of single storey rear extension and associated internal reconfiguration, first floor extension with roof terrace and associated railing, alterations to existing perimeter and boundary treatment.
Case Officer	Laina Levassor
Valid Date	21/03/2023
Applicant	Fiona Hill
Agent	Mr Alex Selvini

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The application site is a two storey end of terrace building currently operating as Hill's Veterinary Practice.

The site does not fall within any Conservation Area.

PROPOSED DEVELOPMENT

Erection of single storey rear extension and associated internal reconfiguration, first floor extension with roof terrace and associated railing, alterations to existing perimeter and boundary treatment.

REPRESENTATIONS

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

AMENDMENTS

Following officer recommendation, the height of the extension along the neighbouring boundary of No.176 to a maximum height of 2.3m and the proposed rear terrace is reduced in width as to be set away from the neighbouring building. Proposed materials have been amended to incorporate matching materials.

ANALYSIS / ASSESSMENT

Single storey rear extension

The proposed single storey rear extension replaces several existing structures. The existing structures are sited along the shared boundary of No.176 up to the rear boundary (Shared with No.4 Harefield Road), placed similarly to the proposed extension. The proposed extension is to be constructed in materials matching the original construction.

The retaining wall along this boundary measures approximately 2.3m in height, falling just short of the existing rear however and reading similarly to existing structures sited adjacent to the

boundary. In replacing the rearmost existing structure, the height is decreased from 3.44m, measuring from the ridge of the roof of this building with this proposal considered more neighbourly than the existing situation.

The new extension would form an 'L' shaped addition which extends beyond the existing rear projection spanning full width where it adjoins the host building, extending to the depth of the rear boundary (shared with No.4 Harefield Road). As the extension approaches this boundary, there is a reduced width allowing for an outdoor courtyard area with side access through a new access gate from Harefield Road.

Consideration is given to the north-easterly orientation of the rear gardens of properties this side of Park Road where for much of the year, immediate garden spaces are shadowed by their host property. In terms of resultant overshadowing, the proposal offers a similar situation to the existing. If the host site did not contain any rear structures, overshadowing caused by a boundary fence of 2m or an extension limited to 2.3m (which is considered neighbourly development) would create a similar level of shadowing due to sun passage. Where the extension reaches the rear boundary, resulting overshadowing falls within the immediate rear shadow of No.4 Harefield Road and the proposal is not considered to worsen or add to this situation. Similarly, it is not considered that the proposal would result in any overbearing appearance in excess of the existing.

This element of the proposed is not considered to 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.

Proposed first floor extension and roof terrace

Proposed at first floor is the replacement and enlargement of an existing extension and terrace area. The new extension would match the building line of the existing (original) outrigger, constructed in brick as to match the original. The proposed roof terrace is accessible by a new door set within the existing outrigger bay window projection and measures around 2.6m in depth. Amendments were made to the proposal reducing the overall width of this terrace, ensuring the width does not extend beyond the side elevation of the original outrigger thereby ensuring adequate distancing from the neighbouring property to prevent additional overlooking and disturbance. The terrace is not considered to offer any additional view of properties compared to the existing views, is considered adequately screened to retain privacy and in addition to this, consideration is given to the use of the building itself which is unlikely to make function of a roof terrace in the same way a residential property would, which may be deemed a nuisance by neighbouring occupiers, thereby protecting neighbouring amenity.

REASONS FOR GRANTING PERMISSION

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.

The height, depth and placement 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.

The proposed roof terrace is not considered to offer any additional view or outlook which may be considered harmful to neighbouring amenity or privacy and is therefore considered acceptable.

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.

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

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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The design and installation of new items of fixed electrical plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured, or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 4 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.

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.