

Officer's Report

Application Number	HGY/2023/0627
Type	Full planning permission
Location	Ground Floor Flat A, 149 Nelson Road, Hornsey, London, N8 9RR
Proposal	Demolition of the existing single storey rear extension, erection of a new single storey rear and side return infill extension, replacement of all windows at the front and rear of the property, and a replacement glazed door to the rear.
Case Officer	Josh Parker
Valid Date	03/03/2023
Applicant	Mr & Mrs Stuart & Ronja Wyllie & Dolk-Arcus
Agent	Mr Toshiya Kogawa

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 149 Nelson Road, Hornsey, London, N8 9RR is a 3 storey mid-terraced dwelling sited on the western side of Nelson Road in use as flats. The area is comprised of other Victorian styled bricked buildings comprised of red brick or painted brick in varying colours. The building is not listed nor is it within a conservation area.

PROPOSED DEVELOPMENT

The works propose the demolition of the existing single storey rear extension, and erection of a new single storey rear and side return infill extension. It also proposes the replacement of all remaining windows at the front and rear of the property, and one rear glazed door.

Site History

All existing planning applications have been considered for this application:

HGY/1990- Erection of ground floor rear extension. Approved 6 July 1990

REPRESENTATIONS

The application has been publicised by the way of letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and Appearance

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is subservient addition with brickwork to match the existing dwelling and a simple design. Full width side returns can be seen multiple times on the same terrace at 165, 155 and 143 to name a handful. These permissions are typical of the area and keeps in with the local patterns. The proposal would be considered acceptable in terms of design and layout.

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 resident.

It should be noted that both neighbours have not submitted an objection to the proposed full width extension. The proposal of a full width rear side extension amenity will have impacts to both neighbours but predominantly to the neighbours at 151 to the north as works on this boundary will create a 9m party wall. The works on the opposite boundary at 147 will stretch approximately 1m beyond their rear extension at a max height of 3.6m; like the relationship between 155 & 157 Nelson Road. Although this is relatively high the extension will not create excessive harm to the southern neighbour's light to the rear sliding doors as they are setback from over a metre from the shared boundary. Furthermore, the extension will only protrude 1m past the southern neighbour's extension and therefore, will not have an overbearing/sense of enclosure in regard to the respective neighbour.

The topography between the subject site the northern neighbour drops off considerably between 320mm – 550mm (approximately). The full width extension is to replace the extensions accepted in 1990 as mentioned above, has a raised floor continue the existing GL of the current kitchen/living area. After discussions with officers, the applicant has revised the drawings to bring the build down to 2.5m on the northern boundary, this creates a typical height for a rear extension consistent with the above policies and extensions throughout the terrace. The glazing/doors added to the rear would provide typical access to the garden and will allow additional light and will not create any nuisance regarding privacy. All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. 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 the following 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.
- 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.

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.