

Officer's Report

Application Number	HGY/2023/0677
Type	Householder planning permission
Location	33 Victoria Road, Hornsey, London, N4 3SJ
Proposal	New side-return extension to rear of property. Addition of pitched slate roof to existing rear extension, with alterations including the addition of bi-fold doors to the rear elevation and decorative brickwork to the rear and side elevations.
Case Officer	Neil McClellan
Valid Date	09/03/2023
Applicant	Mr James Gibbons
Agent	Mr Charles Wood

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site Description

The application property is a mid-terraced 3-storey dwelling house, with a 3-storey outrigger located to the rear. It has an existing single storey extension on the end of the outrigger, the flat roof of which serves as a terrace, with a balustrade around its edge and a spiral staircase down to the garden.

The site is located within the Stroud Green conservation area. It is not listed or close to any listed buildings or structures.

Proposal

The erection of a single storey side infill extension and alterations to existing rear flat roofed extension including building a mono-pitched roof above, installing bi-fold doors in its rear elevation and decorative brickwork to its rear and side elevation.

The proposed new pitched roof over the existing extension would replace the existing roof terrace. The spiral staircase would be removed.

Planning and Enforcement History

HGY/2018/0931 – Planning permission granted for the construction of a single storey rear infill extension. Decided 04/05/2018. This permission has not been implemented and has now lapsed.

35 Victoria Road

HGY/2022/4427 – Planning permission granted for an infill & wraparound rear extension. Decided 23/06/2023. This approved extension to the neighbouring property, would infill the space adjacent to the proposed infill extension at no.33.

REPRESENTATIONS

One representation has been received from the neighbouring owner, supporting the proposed application and advising the authority that they have been discussing the proposal with their neighbours and believe that it will complement their own approved extension.

Officer comment: an application has been recently approved for a a single storey infill and rear wrap around extension. at 33 Victoria Road (see history).

CONSIDERATIONS

Design, 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.

There is no adopted appraisal or management plan for the Stroud Green conservation area.

The part of the Stroud Green Conservation Area that contains the subject property is comprised of predominantly residential streets containing Victorian terraces, which are three storeys in height. The terrace of buildings containing the subject site has a cohesive appearance and makes a positive contribution to the character and appearance of the conservation area and its significance.

A single storey rear extension is proposed, infilling all the space between the property's outrigger and the side boundary with 35 Victoria Road, and then extending approximately 2.5 metres beyond the end of the outrigger. As noted above no. 35 was recent granted planning permission for their own infill extension that would actually extend a little further than the one proposed at no.33. The roof of the infill extension will have a mono pitch sloping down towards the boundary with no.35.

In addition, it is proposed that the existing rear extension attached to the end of the outrigger will be modified. It will occupy the same foot print, extending no further into the garden than the existing single storey extension to the rear of no.31. The existing roof terrace and external spiral staircase down to the garden will be removed and a mono-pitched roof added.

In terms of size and design, there are a wide variety of extensions to the rear of the properties in this terrace, including one 2-storey rear extension and one with a roof terrace on top. Given this variety the proposal would not appear particularly incongruous or out of keeping. The contemporary approach to the form and detailing of the new and modified extensions, would contrast with the older traditional style of the existing property, but in a pleasing and complimentary way.

Overall, the proposal is considered to be acceptable and consistent with the relevant policies outlined above protecting local visual amenity and preserving the character and appearance of the conservation area.

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 outlook to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties.

The proposed single storey infill would not extend as far as the neighbouring infill extension recently approved at 35 Victoria Road. Any potential issues of the extension appearing overbearing, loss of outlook or increased sense of enclosure resulting from this element of the proposal would therefore be mitigated. The occupiers of no. 35 have provided comments supporting the application at 33. Modifications to the existing rear extension will raise its height, but as its footprint isn't altering and won't therefore extend beyond the existing extension at no.31, it will not result in any materially harmful amenity impacts on neighbours. The removal of the existing roof terrace and external staircase will actually reduce overlooking and improve neighbouring amenity.

The proposal is therefore acceptable with regards to neighbouring amenity considerations.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies 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 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 brickwork 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.

- **INFORMATIVE: Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.