

Officer's Report

Application Number	HGY/2023/0831
Type	Householder planning permission
Location	7 The Avenue, Hornsey, London, N10 2QE
Proposal	Single storey side infill extension with glazed roof.
Case Officer	Sabelle Adjagboni
Valid Date	24/03/2023
Applicant	Rachel Ross
Agent	MR Steve goldman

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey side infill extension with glazed roof.

Site and Surroundings

The application site is in the Sub Area 7 of the Muswell Hill conservation area but is not a listed building. The Avenue is a row of Edwardian two-storey terrace houses with repeated patterns of forms and detailing which make a homogeneous frontage on the street.

The houses overlook the Alexandra Palace and Park conservation area and are constructed in red brick with a slate roof that is hipped at the Dukes Avenue end. They have two storey canted bays with either a pyramidal roof or a gable roof over them.

The street has a couple of single storey side extensions notably at Nos. 1, 3 and 27 in close proximity to the site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2022/2187 | Single storey rear extension and outrigger extension | Granted.

HGY/2009/1060 | Erection of rear dormer window, insertion of 3 x rooflights to front roof slope | Granted.

HGY/2009/1564 | Certificate of Lawfulness for erection of a single storey rear ground floor extension | Permitted Development.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 3 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area; and
3. 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.

The proposed side infill is generally of the same scale and size as the previously approved one and the proposed materials will also match the existing where applicable. The main change is the proposed additional rooflights to the side infill which meet the required standard and will not compromise the appearance of the building.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

Impact on the character and appearance of the conservation area

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 considered. 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, to be sensitive to context.

The proposed extension will not be visible from the streetscape and therefore has no material impact on the character and appearance of the conservation.

As such, the proposal is considered in line with the above policies.

Impact on 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.

The side extension features a hipped roof to minimise the impact on the sense of enclosure and loss of daylight on the neighbours at No. 9. The scheme has a negligible impact on the neighbours at No. 5 as there is no proposed change on that boundary.

As such the proposal is in line with the above policies.

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.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to 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.

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.