

Officer's Report

Application Number	HGY/2023/1385
Type	Householder planning permission
Location	Ground Floor Flat, 87 Warham Road, Hornsey, London, N4 1AS
Proposal	Ground Floor single storey Rear Extension to replace existing single storey extension, with added side bay window match existing kitchen bay window.
Case Officer	Josh Parker
Valid Date	23/05/2023
Applicant	Ms Cian Glasheen
Agent	Mr Cian Owen Glasheen

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 87 Warham Road, Hornsey, is a 2 storey mid-terraced dwelling sited on the western side of Nelson Road in use as flats. The area is comprised of other Edwardian styled 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 applicant is proposing the following works to the rear of the dwelling:

The proposed works include the demolition of the existing single storey rear extension, and erection of a new single storey 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:

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

No consultation was sought or received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

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 Comments:

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 a proportionate subservient addition with brickwork to match the existing dwelling with a simple design with a similar footprint to the existing extension. The proposal is to redesign an existing space to complement the host building with brickwork as the previous extension was constructed with render as the external surface. The proposed works are at the rear of the terrace and will not have an impact on the street scene. 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.

Amenity Comments

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 extension. The proposed extension is replacing the existing however the proposed extension will protrude 801mm from the neighbours at no. 87 where the extension previously sat flush with the neighbours to the east. The height of the proposed replacement extension has been elevated however this is negated by the neighbours at no.87 having their own extension mentioned earlier. Also the considerate setback from the western neighbours has been retained with the introduction of a sash window to the rear to mirror the existing sash window on the same elevation.

The glazing/doors added to the rear would provide typical access to the patio and will allow additional light into the new bedroom. This will not create any nuisance regarding privacy or noise as the works are replacing an existing extension used as a bedroom. 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 moderate and 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.

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.