

Officer's Report

Application Number	HGY/2023/0943
Type	Householder planning permission
Location	3 Gladwell Road, Hornsey, London, N8 9AA
Proposal	Erection of a single storey rear side infill extension with glazed sloped roof.
Case Officer	Nathan Keyte
Valid Date	03/04/2023
Applicant	Rosaire Gray
Agent	Mr Michael Hickey

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 3 Gladwell Road is a 2 storey mid-terraced dwelling sited on the western end of Gladwell Road. 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.

A visit to the site was conducted 12.07.23.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Erection of a single storey rear side infill extension with glazed sloped roof. The roof of the extension will be monopitch, although it is noted that the pitch changes where the extension meets the principle rear façade.

Site History

All existing planning applications have been considered for this application:

HGY/2022/4153- Certificate of lawfulness proposed erection of rear side extension. REFUSED

Refusal reason: The proposed extension would have a single storey and would extend beyond the rear wall of the dwellinghouse by more than 3 metres, in conflict with Schedule 2, Part 1, Class A, Paragraph A.1 (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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:1
Support:0

Objection summary

- Abnormality noted on ground floor plan, wall deviating across boundary line.

Officer comment: Amended plans have since been provided that now show the boundary line. The previous boundary indicated the outline of the proposed party/ boundary wall.

- Amenity impacts noted due to height of development reducing light and forming sense of enclosure.

Officer comment: Addressed in report below.

- Previous refusal of lawful development certificate noted.

Officer comment: The reasons for refusal of the certificate was due to non-conformance with certain criteria that apply to householder permitted development rights as set out in the Town & Country Planning (General Permitted Development) England (Order) 2015 (as amended). Full planning permission is now sought, and these criteria do not apply.

- Matters relating to impacts from retaining wall removal, impacts on underground pipes.

Officer comment: Not material planning considerations. These matters are dealt with under other legislation, including the Building Regulations and Part Wall Act.

- Loss of landscaping.

Officer comment: No protected trees affected by the proposal. Size of rear garden will not be affected by proposal.

- Impacts on neighbouring flower bed.

Officer comment: It was noted at the time of the site visit that the adjoining property at 5 Gladwell Road has vegetation on the existing boundary fence. The proposed works will likely result in impacts to this. However, considering this will be associated with a party wall, this is a private rather than planning matter.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity
3. Drainage

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. Infill and side extensions can be seen multiple times on the same terrace at 7, 11 and 19 to. These permissions are typical of the area and keeps in with the local patterns. The proposed design is therefore not considered to be uncharacteristic of the locality nor harm the character of the host building.

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 proposal would not impact the attached neighbouring property of no. 1 due to its location. The application site is located on a higher ground level than the attached neighbouring property of no. 5 who will share the extensions party wall. As shown on the submitted plans the flank wall of the proposed infill extension would have an eaves height along this boundary of approximately 2.2m above ground level, but 3.0m above the ground level of the adjoining property at no. 5 Gladwell Road. This proposed height is increased further where it meets the principle rear elevation of the building. It was noted at the time of the site visit that the adjoining windows at 5 Gladwell Road relate to habitable rooms. However both rooms were observed as having secondary sources of light, either on the rear elevation or the front elevation of the building

While the difference in ground levels between the sites is noted, and that the 45 degree BRE angle may be subtended at the adjoining rear door of 5 Gladwell Road, walls and fences of 2.0m in height are noted as being permitted along boundaries within Haringey without planning permission. Considering this, the setback of the infill eaves and which begin at a height of 2.2m, the roof incline of the proposed infill extension, and the existing shading of the built form, impacts on shading and dominance will not be significant compared to what would be experienced by a permitted 2.0m wall. Accordingly the impact of the infill extension would have on the neighbouring addresses when considering sense of enclosure, daylight, privacy/overlooking will be acceptable.

Drainage

The site is noted as being within a Critical Drainage Area. Considering the small scale of the extension, and that the area to be developed is largely paved, impacts with regard to drainage as a result of the proposed development is considered to be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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.

COMMUNITY INFRASTRUCTURE LEVY

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: 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: 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