



Officer Report

Application Number:	HGY/2023/1290
Application Type:	Householder planning permission
Address:	41 Linzee Road, Hornsey, London, N8 7RG
Proposal:	Single storey rear and side extension.
Case Officer:	Emily Whittredge
Valid Date:	20/06/2023
	3
Applicant:	MR & MRS B HALL
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Refuse

1. Site Description

The application relates to an end of terrace two-storey dwelling on the corner of Clovelly Road in Hornsey. The properties in the terrace feature large two storey rear wings and medium sized gardens.

The site does not fall within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Critical Drainage Area, DM DPD policy: DM26

3. Relevant Planning and Enforcement History

HGY/2023/1286 - Rear dormer and outrigger roof extensions, front roof lights, new side window (Certificate of lawfulness) - Permitted Development

4. Neighbour Consultations

No comments were received in response to neighbour notification.

5. Design

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 and 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 site is located on a visible corner site with public views of the rear and side of the dwelling from Clovelly Road. The property features a large two storey rear outrigger that extends 7.3m from the rear of the dwelling, along with a rear double height bay window. A single bay window faces Clovelly Road.

The application seeks a single storey u-shaped extension that would wrap around the property on both sides and extend 3m to the rear of the outrigger. The drawings showing the property as existing indicates the garden level is approximately 0.15m below finished ground floor level. The proposed structure would have a flat roof approximately 3.15m high with a pitched section decreasing to 2.6m tall along the side passage. An access door would face Linzee Road and large glazed doors would face the rear garden.

There is currently a timber fence along the Clovelly Road boundary in excess of 1m tall, a height that normally requires planning permission, and overall this feature detracts from the street scene. The proposal drawings do not include details of the existing or proposed boundary treatment. Notwithstanding the existing fence that screens part of the side elevation, the proposed wraparound extension at 3.15m tall would appear highly prominent within the streetscene in Clovelly Road and Linzee Road and its scale, form and design would be at odds with the character of the host building. Furthermore, the replacement of the original bay window facing Clovelly Road with a bulky structure and expanse of blank wall would fail to provide the high quality of design required by policy DM1. The full scale and bulk of the development wrapping around the outrigger would be apparent in public views, and overall the development by reason of its height, length, siting and detailed design would adversely affect the host building and the visual amenity of the locality.

It should also be noted that a certificate of lawfulness was recently granted for a substantial roof extension, and the cumulative impact of this development and the current proposal would overly dominate the host building and harm the street scene.

6. 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 avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The development where it adjoins the boundary with no. 39 is substantial, extending 10.6m from the principal rear elevation. The proposed structure would have a flat roof approximately 3.15m high with a pitched section along the side of the outrigger, decreasing to a height of 2.6m. A structure of this height and depth, adjacent the shared boundary would have a significant adverse effect on the amenity of neighbouring occupiers by reason of harm to outlook and a significant

sense of enclosure when viewed from the ground floor rooms and side passage. Although a section of the extension adjacent no. 39 would be slightly lower, the height of 2.6m is excessive and would increase to the full height towards the rear, which would have a significant detrimental effect on neighbour amenity in terms of over shadowing, loss of light and increased sense of enclosure. As such, the proposal would cause unacceptable harm and would be contrary to Policy DM1.

7. Conclusion

The proposed extension, by reason of its bulk, scale, siting and design, would appear overly prominent within the street scene and would fail to respect the character and design of the host building, harming the visual amenity of the locality contrary to Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The proposed development by reason of its height, length and siting would result in a sense of overbearing and enclosure and would cause material harm to outlook, detrimental to the amenities of adjacent occupiers. As such, the proposal is contrary to Policy DM1 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

8. RECOMMENDATION

Refuse planning permission for the following reason(s):

Refusal Reasons:

The proposed extension, by reason of its bulk, scale, siting and design, would appear overly prominent within the street scene and would fail to respect the character and design of the host building, harming the visual amenity of the locality contrary to Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The proposed development by reason of its height, length and siting would result in a sense of overbearing and enclosure and would cause material harm to outlook, detrimental to the amenities of adjacent occupiers. As such, the proposal is contrary to Policy DM1 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

