



Officer Report

Application Number:	HGY/2023/1511
Application Type:	Householder planning permission
Address:	44 Weston Park, Hornsey, London, N8 9TJ
Proposal:	Minor alterations to an existing rear extension and the replacement of an existing roof lantern light.
Case Officer:	Ben Coffie
Valid Date:	08/06/2023
Applicant:	Mr John Hill
Agent:	Mr Augustus Hill

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Planning permission is sought for minor changes to an existing single storey rear extension, which incorporated replacing its slopping roof to a flat roof which will overhang by approximately 400mm, existing bifold doors for a new aluminium framed sliding doors, a replacement roof lantern. Part of the extension would also be extended forward by approximately 1m.

Site and Surroundings

The application site is a two storey dwelling located on the north side of Weston Park. The site is located in the Crouch End conservation area.

Relevant Planning and Enforcement History

No relevant planning history.

LOCAL REPRESENTATIONS

No comments received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact of the proposed development on the character and appearance of the area;
2. Impact on the amenity of adjoining occupiers;

Character and appearance of the 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.

The proposed changes are considered minor in nature and will improve the appearance of the existing extension. No concerns are raised against the works as they will replace existing elements of the extension without harming the design of the existing extension. The height, scale and bulk of the proposed infill part of the extension would respect the scale, form and character of the host building. The proposal is therefore acceptable with regards to design.

Consequently, the proposed changes would not harm the character and appearance of the conservation area.

Impact on the amenity of adjoining occupiers

London Plan 2021 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.

Development Management DPD 2017 Policy DM1 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 proposed changes are minor in nature and would not inflict any amenity impacts on neighbouring properties, due to the existing extension at no.42 which extends beyond the existing extension at the application site, the projection of the infill element would not adversely impact the occupiers of no.42.

As such, the proposed development would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable as it respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve with 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 materials 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: 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.