

Application Number:	HGY/2023/1562
Application Type:	Householder planning permission
Address:	Flat A, 30 Albany Road, Hornsey, London, N4 4RL
Proposal:	Proposing to add a 1m rear extension to the existing rear extension with a continuous pitched roof to accommodate a bedroom.
Case Officer:	Oskar Gregersen
Valid Date:	13/06/2023
Applicant:	Mr John Gordon
Agent:	Ms Masuma Rahman

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, sub-divided as three self-contained flats. The site is located within Stroud Green conservation area.

2.2 The planning history of the site has been taken into account when coming to this decision, and is as follows;

PRE/2023/0072 | (Fast Track written advice only) The proposal is to remove the existing wooden doors and windows on the second bedroom at the rear of the property and replace with a brick wall and sash window.

HGY/2006/0312 | Changes to fenestration including replacement of 2 windows with original Victorian double doors and 1 x bathroom window with new sash window.
Approve w/ conditions

2.3 Permission is sought for the replacement of an existing glass lean-to structure with an additional addition to a brick rear extension totalling an additional 1m in depth. This addition would see the rear addition totalling 3.12m, with an eaves height of 2.4m. The proposed addition would match the materials of the host dwelling.

2.4 In terms of scale, the rear extension would be similar to that at the neighbouring No.28 Albany Road, with existing bifold doors changed to a uPVC sash window. Given the scale and choice of window openings, it is deemed that there would not be any adverse impact on neighbouring amenity.

2.5 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.6 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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

GRANT PERMISSION subject to 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.

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.