

Officer Report

Application Number: HGY/2023/1045
Application Type: Householder planning permission
Address: 183 Mount View Road, Hornsey, London, N4 4JT
Proposal: Rear extension at ground floor, Window change at first floor bathroom and new Velux window at second floor level.
Case Officer: Cameron Sturges
Valid Date: 17/04/2023
Applicant: Mr + Mrs Joanna + Yugo Ashida
Agent: Ms Melissa White

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the erection of a rear ground floor and first floor extension, change of windows for the first-floor bathroom and a new velux window at the second floor.

Site and Surroundings

2.2 The subject site is occupied by an Edwardian era two-storey mid-terrace dwellinghouse, together with a garden space to the rear and front gardens. The rear terraces are characterised by extensions comprising a variety of architectural styles at the ground floor and first floor levels.

2.3 The site is situated within the Stroud Green Conservation Area (CA) but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision. The history of the site is listed below:

HGY/2019/0148 – Certificate of Lawfulness for proposed single storey rear extension to replace existing extension – GRANTED 22/01/2019.

181 Mount View Road

HGY/2018/3174 - Erection of replacement single storey ground floor rear and part first floor rear projection, replacement of slate roof tiles to original roof, replacement of three front rooflights and replacement front timber sash window units, re-cladding of existing rear dormer in lead and alterations to rear fenestration treatment – GRANTED 15/01/2019

185 Mount View Road

HGY/2017/2051 - Proposed demolition of existing single storey rear extension and replacement with new remodelled extension to the ground floor level. Re-cladding of two existing rear dormers and the addition of 3 no. velux type rooflights to the front roof plane – GRANTED 16/08/2017

171 Mount View Road

HGY/2017/3387 - Erection of a single storey rear extension and excavation of existing sub-depth basement with front lightwell and external staircase – GRANTED 29/12/2017

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation of the application:

1) LBH Conservation Officer:

- There is no heritage statement submitted with the application contrary to paragraph 194 of the NPPF and local plan policy DM9(b).
- The proposed extension would read as a contemporary addition, with different opening proportions and brickwork detailing. The proposed brickwork to match the existing stock brick on the rear would help tie in the new addition. The proposed brickwork should be to match the original bricks adjacent and the replacement rear sash window has joinery details to match the original which can be ensured by condition.
- The extension would not be any deeper than the existing single storey projection but would be across the full width of the building. Generally full width extensions are difficult to achieve whilst ensuring that they are subordinate in size and appearance to the original building. However, the bulk of the proposed single storey element of the extension has now been reduced in height and sits below the sash window to the rear which has helped reduce this affect.
- No heritage statement has been provided as part of the application and no assessment of the significance of the building, the wider Conservation Area, nor the impact of the proposed works been undertaken. However the proposed plans elevations submitted demonstrate what the proposed development would be and, subject to conditions, the proposed works would be considered to have a neutral impact on the significance of 183 Mount View Road and the Stroud Green Conservation Area as it would maintain the buildings features of interest including its original sash windows and would not dominate the building.
- Suggested conditions:
 - 1) Brickwork to match the existing original adjacent in terms of colour, texture, and dimensions.
 - 2) Joinery details for replacement rear sash window to match the previously existing rear sash window.
 - 2) Stroud Green CAAC – No comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 4 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:

1. Objecting: 1
2. Supporting: 0

4.2 The following issues were raised that are material to the application:

- Reduction in natural light;
- Overshadowing;
- Loss of amenity to neighbouring properties;
- Design is over-scaled;
- The scheme is incongruous to the host building, neighbouring properties and Stroud Green CA; and
- The proposal is not in line with the council's planning policies, the National Planning Policy Framework, the London Plan, and guidelines for development within conservation areas in Haringey.

4.3 The abovementioned issues are addressed in Section 5 of this report.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the character of the conservation area; and
2. Impact on neighbouring amenity.

Design, appearance and impact on the character of the conservation area

5.2 Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site, 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 DM12 'Housing Design and Quality' states that residential extensions, 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 buildings.

5.3 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.

5.4 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 sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.5 A ground floor rear extension is proposed which will accommodate a dining area, kitchen and snug/small living room and a rear terrace. The extension will cover nearly the full width of the host property at a depth of 5.25m and width of 9.65m which will not be any deeper than the existing single storey rear extension. The depth of the extension appears to project further than the neighbouring extension at No.181 and would not project further than the extension at No.185. The top of the parapet wall of the rear extension has been reduced to approximately 3m. The proposed materials comprise pale brick, PPC aluminium sliding doors and soldier brick detailing to window heads/parapet walls.

5.6 A smaller first floor extension is proposed, set back from the ground floor extension and the existing first floor extension. The materials are proposed to match the ground floor rear extension. This addition is modest in comparison to the ground floor extension and is considered acceptable.

5.7 The scheme proposes 3x rooflights which are proposed on the ground floor and first floor extensions as well as the existing first floor extension. The existing first-floor extension rear window will also be replaced with a double glazed sash window. These are considered acceptable.

5.8 The proposed replacement rear extensions and windows would increase the mass and scale of the existing extensions, but not to an extent that would warrant refusal on the basis of excessive bulk. The massing, design and choice of materials for the proposed extensions would provide a contemporary addition that would respect the character and appearance of the host building and the conservation area, with any such impact considered to cause less than substantial harm to the conservation area and surrounding heritage assets. The proposal is therefore considered acceptable.

Impact on neighbouring amenity

5.9 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.

5.10 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.

Impact on No.185

5.11 The ground floor rear extension has a wall height of approximately 3m and is stepped down by approximately 0.4m when viewed from the rear gardens of No.185. The depth of the rear extension will not project further than the rear extension at No.185 and is proposed to be built on the boundary. When considering the change in ground levels the wall height will appear closer to 2.6m when viewed from No.185. The proposed parapet wall and rooflight will be slightly higher than the wall height but will not have an overbearing impact on the amenity of No.185. The boundary fence will also reduce significant issues pertaining to bulk and scale. The proposed extension would therefore not result in an unacceptable loss of light, outlook or have a significant impact on the amenity of No.185.

5.12 It is noted the applicant has provided a sunlight/daylight assessment of the wall against the neighbouring rear ground floor window. The plans show that approximately half of the window was covered by a shadow when drawn at a 45-degree angle from the top of the wall. Since updated drawings have been submitted, with the wall height decreased and therefore the impact of

overshadowing on this window will be less than that of the submitted sunlight/daylight assessment. Officers are satisfied that the proposal will not have a detrimental impact on the neighbouring amenity of No.185.

Impact on No.181

5.13 The rear ground floor extension at No. 181 has a flat roof height of 2.84m and is built up to the boundary of the host property. Proposed plans show that the ground floor and first floor extension will be pulled in from No.181 and the roof height of the first-floor extension will be below that of the first floor neighbouring extension. Considering the sizeable ground floor extension at No.181, the depth, height and scale of the proposed rear extensions would not result in an unacceptable loss of light or outlook to this neighbouring property and therefore, neighbouring amenity will not be lost here.

5.14 No openings/windows are proposed on either flank elevations and therefore no overlooking will impact either neighbouring properties. The low level velux window on the second floor is proposed to face northwards and will have very minimal views of neighbouring gardens and therefore will not result in any significant overlooking issues.

5.15 The proposed alterations and additions to the host property would not cause any material loss of sunlight or daylight or have a detrimental impact on the appearance of neighbouring properties. Furthermore, the proposed changes do not propose any excessive bulk and scale and rather improves the appearance of the host property amongst the street scene. The proposed development is considered acceptable in terms of its impact on neighbouring amenity and is therefore in accordance with London Plan Policy D6 and DPD Policy DM1.

Conclusion

5.16 The proposed scheme is considered acceptable. There would not be an adverse impact upon the character and appearance of the host building, the surrounding area, the street scene or the Conservation Area. The special interest and historic significance of the Conservation Area would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.17 Furthermore, the proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with Policy D6 and HC1 of London Plan 2021 and relevant policies of the NPPF.

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

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PLANNING 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.

- 3 Notwithstanding the plans hereby approved, the brickwork of the extensions is to match the existing original in terms of colour, texture, and dimensions. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 Prior to commencement of works, joinery details for replacement rear sash window to match the previously existing rear sash window shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5 No part of roof to the rear extensions hereby approved shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Informatives:

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.

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.