



Officer Report

Application Number:	HGY/2023/1309
Application Type:	Full planning permission
Address:	70 Duckett Road, Hornsey, London, N4 1BW
Proposal:	Replacement of existing rear extension with a wraparound ground floor extension, replacement of rear windows on first floor level with Juliette balconies.
Case Officer:	Ben Coffie
Valid Date:	17/05/2023
Applicant:	Francis Vaughan
Agent:	Ms Dani Schmidt

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 A total of 27 neighbouring sites were consulted about the application. No representation was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a mid-terrace, two-storey building dwelling. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The proposal seeks the erection of a wrap-around side-infill and rear extension. The deepest portion of the extension would be 8.47m deep along the shared boundary with no.68, with an eaves height of 2.4m, the maximum height of the extension would be 2.71m.

2.3 The rear portion of the extension would protrude 2.80m from the original dwelling when measured from the garden of No 72 Duckett Road.

2.4 The scale and bulk of the proposed wrap-around extension is considered acceptable and compatible with the proportion of the existing property and the buildings in the area. The site possesses a relatively large garden area, therefore the proposed development would be well contained within the existing site context. The development is therefore 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.

2.5 The proposed replacement of the upper floor windows and introduction of Juliette balconies are not regarded as significant changes to the rear elevation of the building, it is not anticipated to result in any harm to the character and appearance of the host property.

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. The nature of the replacement

windows and new Juliette balcony would also not result in any amenity impacts. 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 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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 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.

- 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.

INFORMATIVE: HMO C4

The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The use of the property as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights for changes of use from Use Class C3 to Use Class C4 for this part of Haringey have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm