



Officer Report

Application Number:	HGY/2023/0806
Application Type:	Householder planning permission
Address:	25 Grosvenor Road, Hornsey, London, N10 2DR
Proposal:	Erection of first floor rear extension.
Case Officer:	Laina Levassor
Valid Date:	22/03/2023
Applicant:	Ms Sally Currie
Agent:	Mrs Amber Short

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is a two-storey, semi-detached dwelling located on the southwestern side of Grosvenor Road. The site falls within Muswell Hill Conservation Area.

2. THE PROPOSAL

The application proposes the addition of a first-floor extension, serving as an enlargement of the existing two storey outrigger projection. The depth of the extension has been reduced in size from 3m to 2.5m. On the rear elevation of the extension will be a first-floor Juliette-balcony.

The proposed first-floor extension would sit above an existing ground floor extension, matching in depth and width. Where measured from the existing first-floor rear elevation, the depth would be approximately 2.5m. The height of the new extension, taken from roof level of the existing ground floor extension would measure 4.7m to the extent of the new maximum ridge height.

3. PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

1.HGY/2009/1841 - Approve with Conditions - 22 December 2009

Erection of rear dormer window, insertion of 2 velux windows to side elevation and installation of solar panels to rear elevation.

2.HGY/2015/0904 - Approve with Conditions - 3 August 2015

Demolition of existing shed and erection of single storey side extension and double storey side and rear extension

3. HGY/2015/3820

Approve with Conditions - 12 February 2016

Erection of single storey side and rear extension.

4. CONSULTATION RESPONSES

Four objections were received in response to notification of these application.

Material objections included:

- Loss of light and overshadowing
- Increased sense of enclosure
- Overlooking and loss of privacy

These are addressed within the next section of this report.

Non-Material objections:

Noise/dust from construction works

PLANNING ASSESSMENT

Design and impact on the character and appearance of the conservation 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 extension is to be constructed in materials to match that of the original dwelling therefore respecting the appearance of this property and the character and appearance of the area.

The host building is sited within a residential area where several dwellings within close proximity have rear outrigger projections of varying depths, and therefore it is considered the proposal here would not be discernible and rather would integrate into its surroundings.

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 conservation area will be protected.

The works here, being to the rear of the property, will have minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

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 provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The host property is a semi-detached dwellinghouse which is set away 1.3m from the adjoining/shared boundary of No. 23 and set away from the building at No. 23 by around 2.75m.

Objections received from the occupiers of this property confirm that it has converted to flats. As per planning consent allowing this property to be converted (ref: HGY/2015/3044), the layout of this conversion has been looked at for the purposes of assessing this application.

It is noted that the ground floor unit has some habitable windows on the side elevation facing the application site. The plans show that 2 of these windows already sit close to the ground floor wall with the first-floor side elevation set back from this elevation.

Conditions of outlook and light to such windows are therefore already restricted. Equally it is noted that, in relation to most properties outlook and light to side windows are restricted, with side windows constrained by adjacent boundaries and vegetation providing more limited sources of light and outlook compared to windows on a front and rear elevations.

It is noted from the conversion layout, that there is a further window to the rear on the side, serving a kitchen/ living room, however this is a secondary window with this room benefiting from large glazing on the rear elevation.

While accepting there are windows to the side of No 23 at ground floor level, light and outlook to such windows are currently restricted, bearing in mind the proximity to current ground floor side elevation of the application site. The siting of such a first-floor extension will however not materially worsen such conditions, specifically taking account that such an extension will be set in from the boundary and taking account of the orientation in question. Equally, as referred to above, the depth of the first-floor extension has been marginally reduced in depth.

In relation to impact on the first floor side windows to No 23, it is noted that there is one habitable window on the side elevation, located mid-way along the depth of the outrigger and within the line of sight of the current outrigger of the application property. As reflected above, bearing in mind current the configuration/ layout here, the placing of such an extension will not materially harm conditions of light and outlook to the windows on the side of No 23.

By virtue of the orientation of this extension due north-west of No 23 as well as the separation distances in question, the extension will not have detrimental impact in terms of overshadowing.

In relation to No 21 the extension will not be materially harmful to the amenity of this property, in terms of conditions of light and outlook, or be overbearing or lead to over shadowing, given the extension is well pulled in from the boundary with this property.

In terms of overlooking the Juliette-balcony does not have a platform area and rather just has doors which open inwards with a fixed screen to the back.

Bearing in mind that in a suburban area such as this, where there is already a degree of mutual overlooking between properties, namely into gardens from upper floor windows, the addition of such a feature here will not adversely affect amenity, in terms of overlooking and loss of privacy.

Overall, it is concluded that the living conditions of the occupiers of adjacent/ neighbouring occupiers will not be adversely affected, mindful of the current layout and arrangement of properties here.

Conclusion

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies.

Specifically, the proposal 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 Highgate Neighbourhood Plan.

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.

- 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.

- 3 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.

- 4 Notwithstanding the plans hereby approved and for the avoidance of any doubt, the Juliette balcony to the rear elevation shall have a fixed screen to the rear and doors which open inwards only and shall be maintained as such thereafter.

Reason: To safeguard the privacy and amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.