



Officer Report

Application Number:	HGY/2023/1716
Application Type:	Householder planning permission
Address:	37 Lancaster Road, Hornsey, London, N4 4PJ
Proposal:	Erection of single storey rear/side extension
Case Officer:	Laina Levassor
Valid Date:	29/06/2023
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Applicant:	Alex Sweet
Agent:	Victoria Ramez

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

HGY/2006/0357 - Retrospective planning application for the retention of roof terrace at rear first floor level. – Refused 12/04/2006

SITE DESCRIPTION

The subject site is a three storey dwelling located on the south western side of Lancaster Road. The site falls within the Stroud Green Conservation Area.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the construction of a single storey rear extension which would infill the area between the original outrigger and boundary and replace the existing projection to the rear of the two-storey outrigger. The proposed depth is similar to the existing, projecting 8.3m in depth, measuring 3.9m at maximum height. The proposal seeks to retain the existing roof terrace, the scale and positioning of which are similar to the existing situation.

The proposed extension is to be constructed in dark grey London Stock Brick with green metal panelled detailing which is also incorporated into the proposed glazing and roof terrace/roof coping. The proposal is considered to be of high-quality design and seeks to create a modern addition to the dwelling.

The newly extended area is set away from the neighbouring boundary of no.35 and is not considered to harm neighbouring amenity to this property. As the roof terrace is existing, it is not considered that in retaining this element, the proposed would present any additional harm or

overlooking as proposed. The height of the replacement extension close to the adjoining boundary of No.39 is similar in scale to the existing therefore does not present additional harm to amenity concerns such as outlook or overshadowing.

The proposed extension is to be constructed in materials which would complement materials used in construction of the dwelling. 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.

The extension here is considered acceptable in design and subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

The height, depth and placement 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.

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.

The extension here is considered acceptable in design and subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017.

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

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: 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.