

Officer Report

Application Number:	HGY/2023/1618
Application Type:	Householder planning permission
Address:	34 Aylmer Road, Hornsey, London, N2 0BX
Proposal:	Proposed single storey rear extension; two storey rear extension; rear loft extension with rear dormer; two proposed side dormers; minor changes to front façade; internal alterations.
Case Officer:	Nathan Keyte
Valid Date:	19/06/2023
Applicant:	MR F AHMED
Agent:	MRS PUNITA KERALI

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 34 Aylmer Road, Hornsey, is a 2 storey detached dwelling with rear dormer, and projecting single and second storey extensions. The building is not located within a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

- Erection of a single storey rear extension the full width of the existing dwelling, being approximately 10.5m. The extension will have a height of 3.2m and will project approximately 7.8m beyond the original rear façade of the host building, and 4.3m beyond the proposed second storey rear facade.
- Changes and additions to windows are proposed at ground level on both sides of the dwelling. Each window will be obscurely glazed and fixed shut 1.7m above floor level.
- Erection of a second storey rear extension (approximately 3.4m beyond the existing rear facade) and extension of the roof (approximately 4.6m) to create loft space.
- Minor front extension of the existing porch to bring this flush with the front façade of the dwelling.
- Materials of the extensions will match the host building.
- Three dormers are proposed, being two side dormers and one rear dormer. Each side dormer window will be obscurely glazed and fixed closed below a height of 1.7m above floor level.

SITE HISTORY

Planning permission HGY/2019/2520 was issued 28/10/2019 for extensions to the host building. The application followed pre application guidance, PRE/2019/0138, however the development was not implemented and has since lapsed.

The works granted under the previous permission are the same in scale and nature as those proposed in the current application, although the current scheme proposes additional windows at ground floor and some minor internal changes.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed extensions, while large, are considered to remain acceptable additions with brickwork to match the existing dwelling and a simple design. This is due to the generous size of the existing building and the plot width and depth of the land which was noted within the pre application advice referred to above. Furthermore, the bulk of the extensions will be to the rear of the building and not highly visible from the street. The side and rear dormers proposed will also be setback from the front elevation, and would appear subordinate in scale, while noting there number of existing side and rear dormer extensions within the locality. As noted in the previous Officers report for the 2019 permission, the side and rear dormers would not dominate the roof planes in which they are to be located, and will retain subservience to the roof form.

With regard to the front extension of the porch, considering the minor scale of the works and the variety of porch depth/ design with the street, this is not considered to cause harm to the character and appearance of the area.

Overall, considering the comments above and the use of materials to match the host building that will ensure the extensions blend sympathetically to the host building, the proposed extensions will be acceptable with regards to design and character considerations.

Impact on residential 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.

It was noted in the pre application advice that concerns were raised with regard to the potential impacts of the proposal on the sunlight and daylight levels of adjoining properties. The plans note the 45 degree line which shows only a marginal projection of the first floor extension from the mid-point of the nearest neighbouring first floor habitable window of no. 32. As noted within the previously granted permission, while the extension would be visually prominent when viewed from this window and would reduce outlook, the level of reduction that would result would not be so harmful as to warrant refusal of the application.

While the proposed extensions will increase the ground floor rear projection of the host building, given the size of the rear gardens, and the adjoining properties being detached buildings with setbacks from the shared boundaries which are to be retained, the proposed development would not result in an unacceptably overbearing impact or perceived sense of enclosure to any neighbouring occupiers.

With regard to privacy, the plans note that all windows proposed on the flank walls, including those added to the existing side façade of the dwelling, will be obscured glazing and fixed to be non opening to a height of 1.7m as noted on amended plans provided. This will include the windows on the side dormers. Impacts upon the privacy of adjoining properties will therefore be mitigated so as to be acceptable. A condition is recommended to secure this aspect of design.

Conclusion

The proposed extensions would be acceptable with regards to design and character considerations and would not result in an unacceptable impact on neighbouring amenity.

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

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.

- 4 The fenestration of the side dormers of the building shall be in obscure glazing and shall be non-opening fixed to 1.7m in height and thereafter retained in perpetuity.

Reason: In order to protect the privacy and amenity of adjacent and neighbouring properties.

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.