



Officer Report

Application Number:	HGY/2023/1789
Application Type:	Householder planning permission
Address:	66 Twyford Avenue, Hornsey, London, N2 9NL
Proposal:	Erection of first floor front extension, infilling of front porch and associated alterations.
Case Officer:	Josh Parker
Valid Date:	06/07/2023
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Applicant:	Mr & Mrs Lilley
Agent:	Mr Dan Diana

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The proposal site is a two-storey semidetached dwelling situated on the southern side of Twyford Avenue. The site is not located within a conservation area, it is not a listed building.

PROPOSED DEVELOPMENT

The application is for a first floor front extension to mirror the adjoining property (64 Twyford Avenue).

SITE HISTORY

All existing planning applications have been considered for this application:

Pre application noted: PRE/2023/0109 for a first floor front extension to mirror the adjoining property (64 Twyford Avenue).

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

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

Objections: 0

Support: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance,
2. Impact on neighbouring amenity

Design and Appearance

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 proposal is a proportionate subservient addition to the front elevation utilising materials to match the existing. The simple design matches the neighbouring address and further properties on Twyford Avenue. Comments from the officer in the pre-application made the following observations: *The proposed extension mirrors the one erected approximately eight years ago on the attached neighbouring semi-detached house at 64 Twyford Avenue. The proportions and general form are also very similar to first floor front extensions erected at 70 & 68 Twyford Avenue.*

Given this context, the design is considered subservient and proportionate to the host building and local surrounding area. Subject to the facing brick and bond, the brick course detailing around the proposed first floor front window, the proportions and design of the window and the roof tiles being a good match for the existing building the proposed extension is considered acceptable.

As such, the proposed works are minor in nature and will enhance the conditions of the existing flat with the introduction a better layout and additional space. The scheme will not compromise the local distinctiveness and therefore is acceptable in terms of design for the reasons discussed above.

Amenity Comments

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 proposal would not have a negative impact on the neighbouring properties due to its siting, separation, and design. The proposal does not have any windows facing the neighbours at 68 and therefore is not considered to adversely impact neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and would be considered acceptable.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. 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.

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.