



Officer Report

Application Number:	HGY/2023/1668
Application Type:	Householder planning permission
Address:	51 Midhurst Avenue, Hornsey, London, N10 3EP
Proposal:	Single storey full width rear extension and changes to rear windows.
Case Officer:	Nathan Keyte
Valid Date:	23/06/2023
Applicant:	Cathy Doll
Agent:	Mr Stephen Fletcher

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 51 Midhurst Avenue is a 2 storey mid-terraced dwelling with rear dormer, and projecting single and second storey extensions. The building is not listed however is within the conservation area of Muswell Hill.

Midhurst Avenue is described within Haringey's Conservation Area Character Appraisal (2008) as:

This is an area of two storey residential development that was also developed by Collins in the first decade of the 20th Century, but does not have access onto Grand Avenue. The architectural style, scale, appearance and detailed treatment of the properties are consistent with much of the adjacent residential area. The quality of the streetscape and the frontages is also similar to the adjoining area. All of the properties within the street are identified as positive contributors. The development beyond the conservation area boundary to the south and west on Lauradale Road and Fortis Green Avenue is generally of lesser quality.

Although the area is physically adjacent to Collingwood Avenue it can only be accessed from Fortis Green and is not perceived as part of the adjoining estate roads which are of a different scale and character to Midhurst Avenue. However, the open landscaped areas on both sides of the entrance to the Midhurst Avenue have a linking role to the adjoining sub area.

The report identifies the special interest for the Conservation Area as:

Within Haringey, Muswell Hill is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape that form the heart of the area, provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it. There are differences in the grain, scale and density of development across the conservation area, the highest density being along the streets within the central area, Muswell Hill Broadway and Fortis Green Road that radiate from the traffic island. Most of the streets are laid out in a modified grid pattern that follows, or is perpendicular to,

the contours of the site. The surrounding residential areas have a mixture of two and three storey red brick semi-detached and terraced buildings. The majority of the buildings are either statutory or local listed and have a variety of elaborate details in stone, stucco and pargetted plaster, all of which add to the high quality of the architecture and character of the conservation area.

The pattern of development over time, and the influence of factors such as land ownership boundaries, has inevitably resulted in some buildings and spaces differing from the overriding character of the area. In addition, where changes in character occur between buildings in adjoining, but different, sub-areas their contribution to both areas is important in views between them.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Erection of a single storey full width rear extension and changes to rear windows. The extension will be mostly comprised of a 2.7m width infill extension of the southern portion of the host building, forming an overall width of approximately 7.4m.

The existing single storey rear extension will be increased in depth by approximately 1.0m. It will be finished in brickwork to match the existing rear façade, and the existing parapet on the northern boundary will be extended. Skylights are proposed within the roof of the extension, which will project marginally above the roof of the proposed built form.

The height of the single storey full width rear extension will be 3.34m, which is consistent with the height of the existing single storey rear extension.

Three rear windows currently in PVC are proposed to be replaced with new painted hardwood double-glazed windows within the existing openings.

Site History

All existing planning applications have been considered for this application. There have been no recent planning applications for the site besides the current application.

CONSULTATION

Muswell Hill and Fortis Green Association.

Haringey Conservation Officer: no response.

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

Heritage, Design and Appearance Comments:

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.

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 considered to be a subservient addition to the rear of the property, proposed to be finished in brickwork to match the host building. It replaces the existing single storey rear extension, and while results in an extensions of the rear projection, this will be by approximately 1.0m. The rear façade will remain set back from the existing single storey rear extension on adjoining properties at no. 49 and 53 Midhurst Ave. It is noted that the infill extension proposed will result in the single storey rear extension being full width, with rooflights, however there are other examples of this built form within the terrace. Noting these points, and the overall design and scale of the proposed extensions, the single storey rear extensions are considered to be proportionate and subordinate to the host building and are in keeping with the pattern of development within the area.

There are existing uPVC windows on the rear elevation which are proposed to be replaced with new painted hardwood double glazed windows and will be located within the existing openings. The change in window design will result in a greater unity of design for the building than what exists currently and considering the changes are to the rear of the property and the existing variety of window design within the terrace, is not considered to result in harm to the Conservation Area. While the new doors at ground level are proposed to be crittall doors rather than timber, the agent has noted several examples within the terrace and area which also utilise metal doors, such as at no.s 31 and 33 Midhurst Avenue. Considering the existing degree of uPVC and metal frames within the area, including the windows at the adjoining properties, the proposed doors being at

ground level and recessed from neighbouring development, and that the upper floor windows of the building are proposed to be finished in timber frames, the proposal is considered to be acceptable within the Conservation Area.

Considering the points above, and that the additions and alterations will occur to the rear of the host building and therefore not visible from the street, the local character and visual amenity of the area will be protected.

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.

It is noted that the proposed rear addition will result in an eaves height above that of the adjoining property at no. 53 Midhurst Avenue by approximately 0.75m, being a total height of 3.34m above ground level. This is in part due to the existing roof height of the rear extension at the host building, of which the proposed addition matches in height, and the differences in topography between the two sites. Due to the proposed extension being setback from the rear projection of the adjoining single storey rear extension at no. 53 Midhurst Avenue, no significant impacts on sunlight or daylight levels will result. The height of the rear extension will sit approximately at the lower sill level of the first floor windows adjoining at no. 53 Midhurst Avenue, and will not give rise to unacceptable impacts relating to enclosure or outlook on those owners and occupiers.

With regard to the adjoining property at 49 Midhurst Avenue, the proposed rear extension will be of similar height and will be set back from the adjoining ground floor extension at 49 Midhurst Avenue. No significant impacts on sunlight/ daylight levels, sense of enclosure or outlook will result from the proposed extension on the property at 49 Midhurst Avenue.

No side windows/ glazing is proposed, with new glazing proposed overlooking the property to the rear. The replacement windows will also be rear facing, and will fit within existing openings, therefore not resulting in an increase in overlook or impacts on privacy of adjoining properties.

Therefore considering the points above, the proposed single storey extensions to the rear, by way of its design and scale and being setback from the rear extensions on the adjoining properties, will not result significant impacts on daylight, sunlight, outlook, nor create a sense of enclosure.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017 and Policies SP11 & 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.

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated.

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 and Muswell Hill Conservation Area consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017.

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.