



Officer Report

Application Number:	HGY/2023/0637
Application Type:	Householder planning permission
Address:	27 Woodland Rise, Hornsey, London, N10 3UP
Proposal:	Proposed enlargement of existing basement, creation of new front light well, creation of part ground/lower ground level rear extension with roof terrace above upper ground floor and proposed enlargement of existing loft rear dormer.
Case Officer:	Ben Coffie
Valid Date:	12/04/2023
Applicant:	Mr & Mrs Field
Agent:	Mr Eric Morson

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The proposal is for the enlargement of the existing basement, creation of new front light well, creation of part ground/lower ground level rear extension with roof terrace above upper ground floor and proposed enlargement of an existing loft rear dormer.

Updated information was received showing a reduction of the lightwell and the existing railings have been removed and replaced with a grill.

Site and Surroundings

The application site is a terrace dwelling located on the north of Woodland Rise, characterised by white render finish and front bay window. The property is not located within a conservation area.

Relevant Planning and Enforcement History

N/A

3. LOCAL REPRESENTATIONS

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

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the area
2. Impact on neighbouring amenity;
- 3 Basement development.

Design and impact on the character and appearance of the 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.

Dormer enlargement

The proposed dormer enlargement would result in an increase of the height of the dormer from 1.4m to 2.1m. This would maintain a gap of approximately 0.8m from the eaves which is considered acceptable. The proposed larger dormer would remain proportionate within the existing roof. Consequently, the proposed dormer is considered acceptable and would not result in any detrimental impact in relation to the host dwelling and the surrounding area.

Basement enlargement and front lightwell

The residential dwellings in the area are not characterised by large front lightwells although originally designed with basement level/ lower ground which are accessible from the front. The proposed excavation is not considered to be overly large and would leave a substantial area of the front forecourt. In this case the proposed lightwell would not be highly noticeable from the street, given it has been reduced to 8m in depth and the railings have been removed. A metal grill would be installed above the lightwell which would make it appear less intrusive. These elements of the development would not have a detrimental impact on character and appearance of the host dwelling and the area.

Rear extension and terrace

It is proposed to have a 3.1m deep infill extension along the western side of the boundary. The scale and bulk of the proposed rear extension is considered acceptable and compatible with the proportions of the existing property and the buildings and pattern of development in the area. Two terraces are proposed above the new extension and above the basement extension. They are moderate in size and do not represent an incompatible addition to the existing site.

As such the proposed development is in its entirety accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021.

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 proposed basement enlargement won't affect neighbouring amenity. Equally the proposed dormer enlargement due to its location above the roof would not result in any amenity impacts.

The proposed extension is solely likely to impact upon the amenity of the occupiers at no. 25 due to its location on the northern side of the rear elevation. However, it is recognised that this proposed extension is moderate in height, and depth therefore would not inflict overbearing amenity impact against the occupiers of this neighbouring property.

It is acknowledged that the proposed terrace area would give rise to opportunities for overlooking into both adjoining neighbouring properties. However, it is noted that this would be mutual given both sites benefit from terrace areas which allow overlooking into the application site. Furthermore, no objection has been received from these neighbouring sites raising concerns against this element of the development. Therefore, Officers are inclined to take the view that the proposed terrace is acceptable on balance.

As such, due to the above considerations the proposed development would not adversely impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan.

Basement development

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

A Basement Impact Assessment (BIA) has not been submitted with this application. It is however accepted that the extent of works here are not significant. The subtext of this policy recognises that for basement development where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

The property already has a basement area which is a common feature to properties of this period. The works proposed here is to enlarge the footprint of the house. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works. Such works would be similar to typical underpinning works/ foundations repair to a party wall.

Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed

basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works

on site. In this instance a condition is being imposed to ensure that such works are overseen by a suitably qualified engineer.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24.

Conclusion

The proposal is considered acceptable in terms of design and its impact upon the character and appearance of the host property and the surrounding area.

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 development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has

been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

- 5 Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with 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: 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.