

Officer Report

Application Number:	HGY/2023/1694
Application Type:	Householder planning permission
Address:	82 Woodside Avenue, Hornsey, London, N10 3HY
Proposal:	Replacement side extension, replacement ground floor rear extension/part first floor extension. Landscaping to the rear garden
Case Officer:	Cameron Sturges
Valid Date:	27/06/2023
Applicant:	Mr. Lambros Kilaniotis
Agent:	Mr Andrew Mulroy

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site contains a 3-storey semi-detached dwellinghouse located on the southern side of Woodside Avenue. The rear terraces of Woodside Avenue are characterised by large rear gardens and extensions comprising different architectural forms.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building. The site is situated within an area covered by a Tree Preservation Order (TPO).

Proposed Development

2.3 This scheme proposes a part single storey, part two storey rear extension with flat roofs, replacing the existing single storey addition. A single storey side extension is also proposed, replacing the existing timber storage room to the side of the property.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision and is listed below:

OLD/1986/1876 - Erection of second floor front extension – Approved 1/05/1986

HGY/2000/0569 - Erection of second floor extension to enclose roof patio – Approved 06/06/2000

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

LBH Arboriculture: No objections, subject to the below:

- I concur with much of the report and providing every part is conditioned I hold no objections.
- Encroachment into the adjacent T2 Birch tree root protection area is minimal, and as roots are notional can be offset by the existing wall.
- There is mention of a Landscape Plan and it is not clear if there is a replacement for the loss of T1 Birch tree? This will need to be addressed. We would expect a net gain in vegetation.

4. REPRESENTATIONS

4.1 The application has been publicised by way of 5 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 3 (one objector commented twice)

Supporting: 0

4.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The proposal will have a detrimental impact on the character and appearance of the original dwelling.
- Loss of privacy; and
- Loss of lighting.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design & appearance;
2. Impact on neighbour amenity; and
3. Trees and landscaping.

Design & appearance

5.2 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.

5.3 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.

Rear extensions

5.4 The scheme proposes a rear extension to be built at the ground floor and first floor levels. The ground floor extension will cover the full width of the dwelling, pulled in from No.80 and built on the boundary with No.84. The first-floor extension will cover a portion of the southwestern elevation

facing No.80. The ground floor extension will have an approximate width of 5.7m, depth of 3.6m and height of 3.3m. The first-floor extension will have a width of 3.4m, depth of 3.6m and height of 2.6m. The depth of the extension will not project beyond that of the existing ground floor extension, or that of the neighbouring extension at No.82.

5.5 The proposed materials used will comprise brick to match the existing property. A glass-balustrade balcony is proposed on the first-floor level. This design is therefore considered appropriate and proportionate within its setting amongst the rear gardens of Woodside Avenue. A condition will be added to ensure the flat roofs of the rear extension will not be used as a roof terrace or balcony.

Side extension

5.6 The proposed side extension is pulled in slightly from the boundary with No.80. The eaves are proposed to be within 3m and the roof will be slightly angled. No.80 features a side extension of similar height, width and depth of the host property. The side extension proposes 2no. rooflights. Furthermore, the extensions are screened from the street and would not be harmful for the existing pattern of development within the area. The materials proposed to be used in the side extension will be brick.

Windows & Rooflights

5.7 The scheme proposes 3no. new windows to the flank elevation facing No.80. 1no. will be at ground floor level, partially visible above the fence line with No.80. 2no. windows at first floor level will have obscure glazing and be fixed up to 1.7m from the internal floor level.

5.8 The insertion of 3no. roof lights which comprise 2no. to the side extension and 1no. to the ground floor extension front roof slope is considered to be acceptable and would not have a dominant or harmful effect on the host property and surrounding area.

Design Conclusion

5.9 Overall, the full scope of works proposed are of acceptable design. There would not be an adverse impact upon the character and appearance of the host property, the surrounding area and the rear terraces of Woodside Avenue. The proposed extensions and alterations would not be visible from the street.

Impact on neighbouring amenity

5.10 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.

5.11 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 residents.

5.12 The ground floor extension will represent a similar footprint to the existing rear ground floor extension and this will not impact neighbouring amenity given its positioning. The proposed first-floor extension would not impose on a line drawn at 45 degrees from the centre of the attached neighbour's rooflight, which indicates that the proposed extension is unlikely to have significant harm in terms of loss of light. Furthermore, the balcony on the first-floor extension will have

minimal impact on overlooking, given that it is adequately pulled in from neighbouring boundaries and the extent of trees and vegetation obscuring any excessive overlooking.

5.13 As mentioned in the above section, the windows on the side elevations will include obscure glazing to not introduce any unwanted privacy issues with No.80. The rear window of the first-floor extension will have a very similar outlook than the existing windows at this level. It will be conditioned that the windows are obscure glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening.

5.14 There will be no significant material loss of privacy to neighbouring properties. It is considered that the degree of overlooking created by the first-floor extension is not sufficient to warrant a refusal. The proposal is acceptable in amenity terms.

Trees and landscaping

5.15 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

5.16 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site. The application site includes an Area TPO.

5.17 A Tree Survey & Tree Constraints Plan Report and a Arboricultural Implications Assessment & 'Draft' Tree Protection Plan Report from Bartlett Consulting has been provided to accompany the scheme. These details are considered acceptable. As part of the building process, several trees at the rear of the property will be temporarily relocated. The soft landscaping at the front of the site is proposed to be retained, as highlighted in the pre-application advice.

5.18 A condition will be imposed on any grant of planning permission to ensure that appropriate measures are taken to ensure the protection of the trees to be retained. Overall the proposal accords with the requirements of DM Policy (2017) DM1 'Delivering High Quality Design' which states that the Council will expect development proposals to respond to trees on and close to the site.

5.19 The application has not included a landscaping plan, nor has there been any indication if there is a re-placement for the loss of the T1 Birch Tree. A condition will be imposed for a landscaping plan to be submitted.

6. CONCLUSION

6.1 The proposal is considered acceptable in design and amenity terms and is consistent with policies DPD Policies DM1 and DM12, Local Plan (2017) Policy SP11 and London Plan Policy D6 and G7. Furthermore, the scheme is proportionate to the design and appearance of the host property and is keeping within the pattern of development consistent with the rear terraces along Woodside Avenue.

6.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

Conditions:

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 works shall be carried out in accordance with the 'Tree Survey & Tree Constraints Plan Report' hereby approved with the necessary arboricultural protection measures installed and supervised accordingly.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed

- 4 Notwithstanding the plans hereby approved, the first-floor side window(s) on the elevation facing No. 80 shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Notwithstanding the ground floor plan drawing 22081-3-010 and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of supplementary landscape planting, any proposed replanting of the T1 birch tree shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with

others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and 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: 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.