

Officer Report

Application Number:	HGY/2023/1559
Application Type:	Householder planning permission
Address:	65 Creighton Avenue, Hornsey, London, N10 1NR
Proposal:	Erection of ground floor rear extension, raise roof of existing side extension, demolition of existing porch and erection of new replacement porch.
Case Officer:	Eunice Huang
Valid Date:	26/06/2023
Applicant:	3
Agent:	Mr & Mrs Quilley Ms Blanca Alegria

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for erection of ground floor rear extension, raise roof of existing side extension, demolition of existing front porch and erection of new replacement front porch.

Site and Surroundings

2.2 The application site is a two storey semi-detached dwelling located on the southern side of Creighton Avenue. The site is located approximately 450m north-west of Crouch End district centre. The site is not in a conservation area; nor is it a listed building.

Relevant Planning and Enforcement History

2.3 There is no relevant planning and enforcement history pertaining to the application site.

3. CONSULTATION RESPONSE

3.1 No consultations were undertaken regarding the application.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No responses were received.

5. REASONS FOR GRANTING PERMISSION

5.1 The application entails the erection of a ground floor rear extension to align with the existing rear building alignment of the existing side extension. This rear extension would also align with the rear façade of the west-adjointing rear extension at No. 67 Creighton Avenue. The rear addition extends for a length of 4.63m. Together, the existing side extension and the proposed rear extension span the width of the subject site. This is consistent with the development pattern on the southern side of Creighton Avenue. Both adjoining dwellings at No. 67 and No. 63 have full width rear extensions. The proposed rear extension is thus appropriate in the context of the site, and would not dominate the rear garden or rear façade of the original building.

5.2 The rear extension reaches a height of 3.09m. The extension has a flat roof, except for where it pitches down towards No. 67 adjacent to the common boundary, to mirror the roof pitch of the adjoining extension. The roof of the existing garage and side extension is raised to match the roof level of the proposed rear extension, to create a coherent built form. The proposed roof height is lower than the adjoining rear extensions. The garage, with a raised roof, would remain subservient to the dwelling front façade and would not dominate the street scene. The alterations to the garage are consistent with neighbouring development on Creighton Avenue.

5.3 The proposal also includes the demolition and replacement of the existing front porch. The new porch is proposed in white render with a flat roof, with an external depth of 1m and an approximate external width of 2.84m. The footprint of the existing front porch approximately measures 1m depth by 2.54m. The simple design of the new porch complements the existing dwelling, and is consistent in design with other porch development in the street scene – e.g. No. 69 Creighton Avenue. Overall, the proposed porch is suitably scaled for the dwelling façade.

5.4 The proposed development would not appear overbearing when viewed from neighbouring properties or the streetscene. The proposed height and alignment of the rear extension, which responds to the built form of adjoining development, would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. Nor would any material privacy impact arise from the single storey addition.

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

5.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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 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.

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.