

Application Number:	HGY/2023/0840
Application Type:	Householder planning permission
Address:	40 Cranley Gardens, Hornsey, London, N10 3AP
Proposal:	Erection of a two storey side extension including alterations to the roof.
Case Officer:	Mercy Oruwari
Valid Date:	27/03/2023
Applicant:	Mr Barry Edwards
Agent:	mr Rustem Konakli

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a two-storey side extension including alterations to the roof.

Site and Surroundings

The application site relates to a two-storey semi-detached property located at the bottom of the slope on the junction of Cranley Gardens and Leinster Road. At the rear of the property is a two-storey full width rear extension. It appears that this may be part of an original double storey rear projection when viewing the outline of neighbouring properties. The house also benefits from a single storey conservatory and a garage at the rear of the garden accessible from Leinster Road.

The position of the property being the last house in the row of semi-detached properties on this part of Cranley Gardens results in the flank wall facing Leinster Road and the rear garden being highly exposed and open visually from all public vantage points. The site is not located within a conservation area.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

2. LOCAL REPRESENTATIONS

The application has been publicised by 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:

No of individual responses: 0

3. 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.

The proposal is to erect a two-storey side extension along the full depth of the flank wall, including the depth of the existing double storey rear extension. The proposed structure would be built up to a full height and would include the creation of a new adjoined hipped roof.

The ground level would contain a study to the front and a dining room to the rear with glazed double doors to access the garden. On the upper floor to the front a sixth bedroom would be added. At the rear the back bedroom would be reconfigured into a larger master bedroom with ensuite.

The new flank wall would have 3 new windows installed on the upper level to serve the new and the enlarged bedroom plus the ensuite. Another 2 would be installed on the lower level to serve the new rooms on the ground floor.

Given its siting, height and width, the side extension would constitute a sizeable addition to this property, creating an imbalance and awkward bookend to an otherwise carefully designed row of semi-detached properties. It would also appear incongruous and dominant when viewed from Leinster Road, given its prominent siting, as such causing harm to the character and appearance of both these roads. The position of the current flank wall is carefully set back to respond to and provide an acceptable transition in the building line associated with the properties at the rear on Leinster Road. The two-storey side extension would distort the original planned layout of these two adjoining roads by

disrupting the clear sight lines from Cranley Gardens through to the houses on Leinster Road.

It is also noted that the current flank elevation has qualities of age in terms of the painted brick base to the ground floor, rough case render to the first floor, moulding detail and a careful balance of fenestration. This attractive flank wall would be lost with the addition of such an extension.

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.

Due to the position of the development on a corner the amenity of neighbouring occupiers would not be compromised or harmed by such an extension.

Conclusion

The proposal is considered unacceptable as the side extension, by virtue of its siting, form, bulk and detailed design would have a discordant and prominent appearance, failing to integrate harmoniously with this row of semi-detached properties on Cranley Gardens and failing to respect the pattern and character of development of the immediate area.

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

4. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

5. RECOMMENDATION

REFUSE PERMISSION for the following reason:

Refusal Reasons:

The proposed side extension, by virtue of its siting, form, bulk and detailed design would have a discordant and prominent appearance, failing to integrate harmoniously with the row of semi-detached properties on Cranley Gardens and failing to respect the pattern and character of development of the immediate area, contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017)