

Officer Report

Application Number:	HGY/2023/1707
Application Type:	Householder planning permission
Address:	23 Bourne Road, Hornsey, London, N8 9HJ
Proposal:	Proposed single storey rear and side infill extension.
Case Officer:	Eunice Huang
Valid Date:	28/06/2023
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Applicant:	Mr Kelly
Agent:	Mr Dan Brandt

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 a single storey rear and side infill extension.

Site and Surroundings

2.2 The application site is a two storey mid-terrace dwelling house located on the western side of Bourne Road. The site is located approximately 300m east of Crouch End district centre. The site is located in Crouch End Conservation Area. It is not a listed building.

Relevant Planning and Enforcement History

2.3 The most recent planning and enforcement history pertaining to the application site is as follows:

- HGY/2005/1604 – Erection of 2 x rear dormer windows and installation of 1 x roof light to front elevation – Approved 19/10/2005

3. CONSULTATION RESPONSE

3.1 No consultation responses were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters, site notice and press advert. The number of representations in response to notification and publicity of the application were as follows:

No. of individual responses: 1

4.2 The following issues were raised in representations:

- Proposed works will damage neighbouring foundations and cause dampness (*Officer note: This is not a material planning consideration. The works would be managed under a Building Control application.*)

5. REASONS FOR GRANTING PERMISSION

5.1 The application entails the erection of ground floor rear and side infill extension to a mid-terrace dwellinghouse. The extension spans the width of the site, infilling the existing side passageway, and extending to the rear for a depth of 1.7m. Side infill and rear extensions are consistent with the development pattern on the western side of Bourne Road. The extension is proposed with a pitched to flat roof that falls to the northern side boundary. The height of the extension ranges from 3.19m on the southern side, to 2.23m on the northern side.

5.2 The proposed single storey development would appear subordinate in scale to the main building. The proposed height and alignment of the extension appropriately responds to the built form of development along Bourne Road. The extension would not visually dominate the neighbouring development or the rear garden.

5.3 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The extension does not extend further to the rear than the north-adjointing dwelling at No. 24. The proposed roof is also pitched down towards this neighbour. This mitigates any adverse daylight/sunlight impacts upon No. 24. Nor would any material privacy impact arise from the single storey addition.

5.4 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.

5.5 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: 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.