

Officer Report

Application Number:	HGY/2023/1343
Application Type:	Householder planning permission
Address:	8 Church Vale, Hornsey, London, N2 9PA
Proposal:	Erection of single storey front and rear infill extensions, first floor side extension, formation of a rear and partial wraparound dormer. Extension of ridge with new hipped roof extension including the installation of 2x front/2x side rooflights. New and replacement fenestration and replacement of garage doors with double doors. Installation of new double/single ground floor rear doors and new rear first double balcony doors with new railings to enclose balcony. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	19/05/2023
	3
Applicant:	Oksana Elezi
Agent:	Mr Robert Birbeck

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

As per the amended plans submitted the proposed works for this application would involve enlarging the existing ground floor side extension by infilling the space at the front of the garage/store and erecting a new first floor side extension above. The proposed first-floor side extension would have new windows installed to the front and rear elevations of the building. The existing garage door at the front would be replaced with double doors. At the rear a single storey infill extension would also be erected. The infill, combined with the existing rear structure, would result in a full width extension being formed. The single storey rear extension would have new floor to ceiling glazing installed with a set of double and 1x single doors.

The development works also include the formation of a full width rear dormer, which would partially wraparound and tuck into the side of the repositioned hipped roof. The repositioning of the hipped roof would be part of the works to elongate the ridge line in relation to the new first floor side extension. The roof works would also include the

installation of 2x front/2x side rooflights. Throughout the property new and/or replacement fenestration would be installed. Lastly, the rear first floor double doors accessing the balcony would be replaced and a balustrade would be installed to create an enclosed balcony space.

Site and Surroundings

The application site is part of a stretch of houses that are characterised by mainly two-storey semi-detached properties. The pairs of semi-detached houses are linked with the side garages attached to the properties. The site is not located within a conservation area.

Relevant Planning and Enforcement history

The planning history in relation to the site is as follows:

- HGY/2015/1212 - Ground and first side and rear extensions and roof extensions to house. Granted
- HGY/2014/2324 - Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m. Refused
- OLD/1982/0948 - 17/7/81 Erection of extension to existing garage + Georgian type portico. Refused
- OLD/1980/1040 - 11/3/80 Erection at extension to garage & Georgian type portico. Withdrawn
- OLD/1978/0150 - 17/4/78 No.8 erection of a single storey rear extension. Granted

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.

With regards to extensions policy DM12 of the Development Management (2017) advises that extensions or alterations to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area.

The proposed front ground floor infill and first floor side extension would be slightly set back from the front building line of the existing house to ensure it remains subordinate to the main dwelling. This new addition to the building would be white rendered to match the existing. The ridge of the roof would be elongated to extend further across the property, but as initially submitted, there would have been a partial step down into a hip to gable style of roof. This was revised with the hipped to gable element being omitted, and instead the hipped roof would be repositioned to sit over the new side extension incorporation with the elongated ridge. Although the roof would be enlarged, the revisions would retain the original character and form of the roof of this property.

In terms of the rear/side dormer, whilst this would wrap around the hip of the roof, the side dormer element is of a modest size and would appear subordinate when viewed from the street. The gap would also be retained between the host and neighbouring property to the north. Like the new side extension, the dormer would also be white rendered. The dormer would be set down from the main roof ridge and set up from the eaves. The position of the dormer would result in it not appearing overly dominant in relation to the roof slope, and would not have an unacceptable impact upon the character and appearance of the host property and the surrounding area. The number and location of the rooflights on the front and side of the roof can be considered acceptable.

The proposed single storey rear infill would extend approximately 3.1 metres in depth. This would create a full width rear extension, which would still appear subordinate in relation to the main building. As the property benefits from a relatively large garden, the extension would still appear proportionate in relation to the host plot. In addition, there are single storey rear extensions of similar depth and width throughout this row of houses.

The works include new and/or replacement fenestration and doors throughout the property. The existing garage door would have previously been replaced with a single door. This would have been uncharacteristic to the street and would have appeared unbalanced with the main entrance to the property. This was changed to double doors, which is more characteristic of the surrounding area. The new front facing windows on the first floor would replicate the existing first floor windows above the entrance. At the rear of the new first floor extension a high level window would be installed, whilst at the side 3x obscured glazed windows without openings to 1.7 metres from the finished floor level would be installed. The existing rear first floor windows would be replaced with windows matching those installed in the proposed dormer. Also, the doors accessing the first-floor balcony would be replaced with shorter double doors. The single storey rear extension would have 3x sets of floor to ceiling windows installed with 1x set of double doors and 1x single door.

Regarding the installation of the balustrade, this would enclose the small existing balcony on first floor at the rear. This would be a minor change that would make the space more accessible and safer to use. There are other small first floor rear platforms and balconies within the immediate area, as such it would not appear as an uncharacteristic feature.

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 first-floor side extension would not project beyond the rear of the existing host building or the rear of the neighbouring property at No 10. Although the new first floor addition would reduce the separation gap between the host property and the boundary of No 10, it would be acceptable. There would be a similar separation gap as per other properties that have built first floor side extensions. In addition, privacy would be retained as the side windows would all be obscure glazed and non-opening.

The ground floor rear infill at approximately 3 metres deep and just under 3 metres high would be similar to what would be allowed under 'permitted development rights'. In addition, the wall of the extension would be softened on the boundary of No 6 with the existing vegetation.

Given that there are already windows on the main rear elevation at first floor level, the proposed rear dormer would have a negligible effect in terms of overlooking of the adjoining properties and would not have a detrimental impact upon the residential amenities of the neighbouring properties in accordance with the aforementioned policies.

The size of the balcony would remain the same as the existing, however, as the area would be enclosed the accessibility would be improved making it a more usable space. Whilst the balcony is in use, to maintain privacy for the closest first-floor windows of No 6, a suitably sized lightweight screening should be installed on the boundary. The screening would be approximately 1.7 metres in height and of a lightweight material. This would prevent potential overlooking and loss of privacy issues without being visually overbearing. A condition is imposed to ensure this is put in place before the enclosed balcony is first used.

Conclusion

The proposed extensions are considered acceptable and in keeping with the pattern of development to the surrounding area and would not be injurious to the residential amenity of neighbouring occupiers.

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

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

GRANT PERMISSION subject to the following condition(s)

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 unless otherwise stated within the approved plans.

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 Prior to the first use of the enclosed first floor balcony as approved, a 1.7 high metre privacy screen shall be erected on the boundary of No 6 and retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the first floor window to maintain a sense of distance between the two spaces in order to comply with 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.