



Officer Report

Application Number:	HGY/2023/1107
Application Type:	Householder planning permission
Address:	48 Hampden Road, Hornsey, London, N8 0HT
Proposal:	Proposed single storey rear/side infill extension.
Case Officer:	Ben Coffie
Valid Date:	24/03/2023
Applicant:	Mr S Wong
Agent:	Mrs Irene Casajuana

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

1. Proposed development

1.1 The application proposes single storey infill side extension which would measure 6.8m in depth, 2.6m at eaves height and a maximum height of 3.4m.

1.2 The proposed extension has been reduced in height along the shared boundary from 3m.

Site and Surroundings

1.3 The site is an existing two storey terrace dwelling located on the south of Hampden Road. The site is not located in a conservation area nor is it a listed building.

Consultation response

1.4 The responses below were received following consultation on the application.

2. LOCAL REPRESENTATIONS

2.1 No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

Neither: 0

3. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and impact on the character and appearance;
2. Impact on neighbouring amenity;

Design and Impact on the character and appearance

3.2 London Plan (2021) policies emphasise the importance of high-quality Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

3.3 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

3.4 The proposed single storey rear extension is considered acceptable in scale, height and bulk and would not result in any detrimental impact against the character and appearance of the host dwelling and the area in general.

3.5 As such the proposed development in its entirety is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017.

Impact on neighbouring amenity

3.6 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.

3.7 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.

3.8 The proposed extension is solely likely to impact upon the amenity of the adjoining dwelling at no.46. Due to its location on the western side of the existing outrigger, However given the proposed extension has been reduced to a height of 2.4m when measured from the ground level of no.46, potential impacts mainly being an increased sense of enclosure will be significantly reduced.

3.9 Consequently, the development would have no adverse impact on conditions of daylight/ sunlight and outlook, nor would it lead to an increase sense of enclosure.

3.10 As such, given the above the proposed development is considered acceptable in the context of policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

3.11 The proposed extensions are considered acceptable in design terms, with the character and appearance host dwelling and area and the residential amenity of neighbouring occupiers not harmed.

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

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.