



Officer Report

Application Number:	HGY/2023/1799
Application Type:	Full planning permission
Address:	76 Alexandra Gardens, Hornsey, London, N10 3RL
Proposal:	Rear ground floor extension.
Case Officer:	Oskar Gregersen
Valid Date:	07/07/2023
Applicant:	STANLEY LAUFER
Agent:	Mr Barry Whymark

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

The proposed extension, by virtue of its scale and massing, would introduce a feature that would be detrimental to neighbouring amenity, creating a sense of enclosure and overlooking to neighbouring properties whilst removing garden access for the dwelling above, contrary to London Plan Policy (2021) D6, Local Plan (2017) Policy SP11, and DPD Policy DM1.

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of a 3.2m deep, 3.2m tall, full width rear extension finishing in similar materials. The proposal would also see the removal of garden access for the above dwelling, No. 74 Alexandra Gardens, and replacement with a 5.3sqm balcony area finished with glass balustrading.

Site and Surroundings

The application site is a ground floor dwelling in a two-storey terrace of purpose-built flats. The site faces roughly northeast, and the street slopes sharply downwards to the south. The site itself is not in any conservation area however the rear garden faces onto Rookfield Conservation Area. The site is not locally listed.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

HGY/2023/0737 | 74-76 Alexandra Gardens: Erection of part-single, part two-storey rear extension

Withdrawn

HGY/2023/0685 | 74 – 76 Alexandra Gardens: Erection of part-single, part two-storey rear extension

Refused

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- No responses

External:

- No responses

LOCAL REPRESENTATIONS

The application has been publicised by way of 40 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: 2

Objecting: 2

Supporting: 0

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overshadowing
- Loss of light
- Loss of rear garden access

The following issues raised are not material planning considerations:

- No non-material issues raised

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.

Permission is sought for the erection of a rear extension to No. 76 Alexandra Gardens, a ground floor flat in a terrace of purpose-built flats. The proposed extension would be 3.2m deep at its maximum, cover the full width of the extant outrigger, and would be 3.2m tall when measured from ground level of the application site. Additionally, permission is sought to remove an existing set of metal stairs from the flat above and in their place create a 5.3m² balcony to compensate for the loss of garden access.

The proposed extension would be finished in materials similar to the host dwelling and would be of a similar scale that allowed under permitted development rights if this site were to benefit from such rights. The proposed extension would not appear too large in relation to the host dwelling; however, it would be the first extension to the rear of the terrace on Alexandra Gardens, further the proposed balcony would be the first in the terrace and would overlook into neighbouring properties on Muswell Hill. As such, the proposal not seen to be in line with the pattern of development in the area and introduces an incongruous feature contrary to policy.

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 application site is situated at the northern end of Alexandra Gardens, which slopes sharply downward to the south. Permission is sought for a 3.2m deep extension that would measure 3.2m tall when measured from the ground level of Alexandra Gardens, with the addition of a balcony at first floor level. DPD Policy DM1 highlights the need for proposals to respect the amenity of neighbouring properties without creating a sense of overlooking or enclosure.

Officers deem that by virtue of the topography of the street, and the proposed height of the rear application, the extension would create an excessively large wall facing No. 70 Alexandra Gardens and would by extension lead to the creation of a sense of enclosure contrary to DPD Policy DM1.

Additionally, the proposed balcony would be the first in the terrace, and create issues of overlooking into the rear facing windows of the buildings on Muswell Hill. Additionally, the flat above the application site, No. 74 Alexandra gardens, would lose access to the currently shared rear garden. Officers deem that the amenity issues that this proposed balcony introduces are unacceptable and contrary to policy.

Conclusion

The proposal is considered not acceptable as it would introduce incongruous features that would lead to issues of enclosure and overlooking and would, overall, be harmful to neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

RECOMMENDATION

REFUSE PERMISSION

For the following reason(s)

Refusal Reasons:

The proposed extension, by virtue of its scale and massing, would introduce a feature that would be detrimental to neighbouring amenity, creating a sense of enclosure and overlooking to neighbouring properties whilst removing garden access for the dwelling above, contrary to London Plan Policy (2021) D6, Local Plan (2017) Policy SP11, and DPD Policy DM1.