



Officer Report

Application Number:	HGY/2023/1005
Application Type:	Full planning permission
Address:	Flat 1, 29 Barrington Road, Hornsey, London, N8 8QT
Proposal:	Single storey rear side infill and rear extension to existing one bedroom flat to provide an additional bedroom and improved kitchen / dining room
Case Officer:	Eunice Huang
Valid Date:	11/04/2023
Applicant:	Mr Mark Towers
Agent:	Mr Mike Phillips

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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 side infill and rear extension to existing one bedroom flat to provide an additional bedroom and reconfigured kitchen / dining room.

Site and Surroundings

2.2 The application site is a two storey mid-terrace building on the south-western side of Barrington Road. The building is divided into two flats and the proposal relates to the ground floor flat. The site is located approximately 60m south-west of Priory Park. The site is not located in a conservation area, nor is it 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/2014/0753 – First Floor Flat 29 Barrington Road London N8 8QT – Formation of rear roof extension and insertion of one front rooflight – Approved 08/05/2014.

3. CONSULTATION RESPONSE

3.1 No consultation responses were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No responses were received.

5. REASONS FOR GRANTING PERMISSION

5.1 The application entails the erection of a ground floor rear and side infill extension to a mid-terrace building. The extension spans the width of the site, infilling the existing side passageway, and extending to the rear for a depth of 3m. It should be noted that an existing 1.7m high brick wall is located on the land of No. 31 Barrington Road, adjacent to the common boundary, extending for a length of 3m past the existing rear façade of the application site.

5.2 The side extension is proposed with a pitched roof that falls to the northern-western side boundary, to meet a similar height to the rear extension of No. 31. The proposed rear extension has a flat roof. The height of the rear extension measures approximately 2.84m; while the side extension has a height of approximately 2.47m adjacent to the gutter. The gutter, at the same height as that of No. 31, is located adjacent to the common boundary; hence the roofs of the extensions are setback approximately 250mm from this boundary.

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

5.4 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 proposed roof forms respond to the site context by pitching down towards the north-western neighbour; and the internal floor to ceiling height has been minimised to 2.4m for the dining/family room. The sunlight/daylight access impact upon the south-western facing glazing of No. 31 is therefore considered reasonable. Nor would any material privacy impact arise from the single storey addition.

5.5 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 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.

5.6 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.

- 4 The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to

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.