



Officer Report

Application Number:	HGY/2023/1992
Application Type:	Householder planning permission
Address:	23 Creighton Avenue, Hornsey, London, N10 1NX
Proposal:	Demolition of existing rear conservatory and erection of single storey rear extension
Case Officer:	Nathan Keyte
Valid Date:	21/07/2023
Applicant:	Mr Oliver Lewis
Agent:	Mr Neil Kahawatte

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 23 Creighton Avenue is a 3 storey semi-detached building with basement in use as a dwellinghouse. The building is not listed nor is it within a conservation area, although does adjoin the Muswell Hill Conservation Area.

Photos of the development area were provided with the application.

PROPOSED DEVELOPMENT

It is proposed to remove the existing single storey rear conservatory and replace this with a single storey rear extension.

The extension will follow the walls of the host building, with the south eastern corner of the extension to match the depth of the existing conservatory. The south western corner will extend approximately 3.0m from the rear of the host building.

The proposed extension will have a height of 3.6m where it joins the host building, falling to 3.2m in height at its rear facade.

SITE HISTORY

There are no relevant existing or previous planning permissions or enforcement actions for the site.

CONSULTATION

Muswell Hill & Fortis Green Association – no comment received.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity
3. Drainage

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas

The proposal is subservient addition with brickwork to match the existing dwelling and a simple design. Rear extensions exist within the area, with the submitted Design and Access Statement noting others at 17 and 38 Creighton Avenue, granted permission in 2021. The site is not located within a conservation area, and the single storey design and setback from the rear boundary will mitigate any harm on the adjoining conservation area. The proposed design is therefore not considered to be uncharacteristic of the locality nor harm the character of the host building.

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 submitted Design and Access Statement indicates that the BRE 45 degree line is not subtended by the proposed development, and where the plans indicate the proposed extension will not exceed the depth of the adjoining building at 25 Creighton Avenue. With regard to the adjoining building at 21 Creighton Avenue, the difference between ground levels is noted. The proposed extension will be the same depth as the existing conservatory, and approximately 0.4m greater in height. Considering the existing built form of the conservatory, the degree of height increase proposed, and that the 1.0m side passage separate will be maintained, the proposed extension will

not result in a significant increase in overbearance or sense of enclosure on the adjoining property at 21 Creighton Avenue.

No side windows are proposed.

The height and depth of the extension would not result in a material loss of daylight or sunlight, or have an overbearing appearance to the neighbouring properties. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Drainage

The site is noted as being partly affected by Flood Zone 3, shown to be in the location of the existing conservatory. Considering the location and small area of flood zone shown on the subject site, the demolition of the conservatory and erection of the rear extension will not have a significant impact on flood levels.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted 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

GRANT 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 unless otherwise noted on the approved documents.

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: 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.

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.