



Officer Report

Application Number:	HGY/2023/1727
Application Type:	Full planning permission
Address:	Flat 1, 6 Southwood Avenue, Hornsey, London, N6 5RY
Proposal:	Single Storey Rear Extension to Ground Floor Conversion Flat
Case Officer:	Eunice Huang
Valid Date:	13/07/2023
Applicant:	Mr D Kelly
Agent:	Ms Noelle Hughes

RECOMMENDATION

Approve with Conditions

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 Extension to Ground Floor Conversion Flat.

Site and Surroundings

2.2 The application site is a two storey semi-detached dwelling on the northern side of Southwood Avenue. The building is divided into four self-contained flats. The proposal relates to Flat 1 on the ground floor. The site forms a pair with the west-adjointing semi-detached dwelling at 8 Southwood Avenue. The site is located approximately 240m south of Highgate Underground Station. The site is located in Highgate conservation area. It is not listed.

Relevant Planning and Enforcement History

2.3 The most recent planning and enforcement history pertaining to the application site is as follows:

- OLD/1972/1358 – 6 Southwood Avenue, N6 – Conversion into four self-contained flats. – Approve with conditions – 22/6/1972.

3. CONSULTATION RESPONSE

3.1 The following response was received following consultation on the application:

1) LBH Conservation: No objection. The proposed extension would not cause any additional harm to the significance of the conservation area than the existing alterations. It would be considered to have a neutral impact on the significance of the conservation area.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters, press advert and site notice. No responses were received.

5. REASONS FOR GRANTING PERMISSION

5.1 The application entails the erection of a ground floor rear extension, that infills the area between the existing rear extension and the flank of the conservatory at No. 8 Southwood Avenue. The site of the extension is currently occupied by a deck. The extension would allow for the addition of a bedroom to Flat 1.

5.2 The proposed extension measures a width of 2.96m. The rear alignment is nominally recessed from the existing rear façade of the subject building. The proposed rear façade of the extension aligns with that of the existing conservatory at No. 8 Southwood Avenue. The extension has a skillion roof that pitches down towards No. 8. The height of the eaves is lower than that of the conservatory at No. 8.

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 No. 8. Due to the scale and orientation of the extension, there would not be a material impact on the sunlight/daylight access or privacy of adjoining properties.

5.5 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 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.

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.

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.