



Officer Report

Application Number:	HGY/2023/1871
Application Type:	Householder planning permission
Address:	60, Park Avenue South, Hornsey, London, N8 8LS
Proposal:	Rear ground floor extension.
Case Officer:	Cameron Sturges
Valid Date:	14/07/2023
Applicant:	ZOE COWKING
Agent:	matthew cumming

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 No comments were received from neighbours, local groups or Councillors.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 The subject site is a three-storey terraced dwellinghouse with a basement located on the southern side of Park Avenue South. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 There is no relevant planning and enforcement history available for the site.

2.3 Permission is sought for the erection of a side infill extension located towards the rear of the property. The proposed extension seeks to replace an existing rear extension. The side extension will be of a depth of approximately 5.7m, width of 1.94m and height of 3.4m. The extension will partially step down towards the neighbouring property No.62, with the wall height here being closer to 3.3m and 2.9m. The roof of the extension will feature a rooflight and green roof design.

2.4 The scale of the proposed extension will be less than that of the existing extension and will be pulled back to create alignment with the rear ground floor wall. This is a modest addition and will add to the uniformity of the host dwelling and the rear terraces along Park Avenue South.

2.5 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Materially the extension would feature stock brick/red brick. Officers deem that this finish would be sensitive to the host dwellinghouse and neighbouring area, and therefore, the local character and visual amenity of the area will be protected. Details of the rear windows have not been provided, however these seem to reflect a similar finish to the existing ground floor rear elevation.

2.6 The height of the extension would be slightly larger than what is existing, albeit an improvement in terms of its scale and would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The highest point of the extension is also pulled in from the neighbouring boundary, and steps down towards the boundary wall. Therefore there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.7 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 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.

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

3. 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with 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: 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: 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.