



Officer Report

Application Number:

HGY/2023/0113

Application Type:

Householder planning permission

Address:

119 Coppetts Road, Hornsey, London, N10 1JL

Proposal:

Ground floor rear extension and new basement including rear extension under the garden and lightwell.

Case Officer:

Ben Coffie

Valid Date:

12/01/2023

Applicant:

Ms Lu Corfield

Agent:

DS Squared Architects

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for a ground floor rear extension and new basement including rear extension under the garden and lightwell.

1.2 The proposed ground floor extension would take up the full width of the site and measure a maximum depth of 3.3m, its proposed height is 3m. The basement extension initially measured 10m in depth however has been reduced to 8m.

Site and Surroundings

1.3 The site is an existing two storey terrace dwelling located on the western of Coppetts Road. The site is not located in a conservation area nor is it a listed building.

Consultation response

1.4 The responses below were received following consultation on the application:

- LBH Building Control- BIA generally appears to meet the requirements, additional information regarding the monitoring of any movement to adjoining properties is also acceptable.

2. LOCAL REPRESENTATIONS

2.1 Representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

Neither: 0

2.2 All concerns raised in the objection are detailed below:

- Principle - There is a small slope which runs through the whole area. This is less than 1 to 8 but still relevant. The stability of the neighbouring buildings should be considered.
- Disturbance - The large scale nature of the development means there will be a lot of noise and also dust from the development. This will last months and have an effect on air quality.
- Out of Character - The basement will create floor space exceeding the floor space of the original dwelling. This is out of character with the neighbouring areas. There are few if any basements of this size around this area.
- Road Safety - Coldfall School and Coppetts Wood school are both within a few hundred metres. There is already heavy traffic on Coppetts Road and Marriot Road every morning and afternoon around school time. This development will lead to increased traffic and have a detrimental impact on road safety.

3. MATERIAL PLANNING CONSIDERATIONS

3.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance;
2. Impact on neighbouring amenity;
3. Basement development.

Design and Impact on the character and appearance

3.2 London Plan (2021) policies emphasise the importance of high-quality Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local

distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

3.3 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

Ground floor extension

3.4 The proposed single storey rear extension is considered acceptable in scale, height and bulk and would not result in any detrimental impact against the character and appearance of the host dwelling and the area in general.

Basement extension

3.5 The application proposes a large basement however approximately 50% of the basement would be built under the garden. In this instance, the basement would maintain an adequate soil depth and largely preserve a garden setting and therefore the rear garden of the site would not appear at odds with the neighbouring properties. The basement proposal would not exceed 50% of either the front or the rear garden and would not be openly visible. The source of natural light into the basement would be achieved through four proposed structural glazed rooflights (two at the front and two at the rear) which would be installed at ground level. These would not be sunken and would not be highly visible. The proposed basement development would not harm the architectural character of the building and the character and appearance of the area.

3.6 As such the proposed development in its entirety is in accordance with Policies DM1, DM12 and DM18 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, the NPPF and Policies DH2 and DH4 of the Highgate Neighbourhood Plan (HNP) 2017.

Impact on neighbouring amenity

3.7 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.

3.8 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.

3.9 The proposed extension will not affect the amenity of neighbouring occupiers due to its acceptable height, scale and bulk. Equally the proposed basement would not have any amenity impacts due to its location below natural ground level.

3.10 Consequently the development would have no adverse impact on conditions of daylight/ sunlight and outlook, nor would it leave to an increase sense of enclosure.

3.11 As such, given the above the proposed development is considered acceptable in the context of policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Basement Impact

3.12 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

3.13 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.

3.14 The development would result in excavation in the rear garden of the site to accommodate the proposed basement although the garden soil would be largely maintained above the basement.

3.15 A Basement Impact Assessment (BIA) has been submitted which shows that the anticipated ground movement and related impacts during construction can be suitably mitigated with adequate temporary supports during excavation. It is also concluded that the basement will not obstruct groundwater conveyance. Any groundwater present during construction can be suitably controlled; the permanent basement structure would be designed to resist hydrostatic pressures.

3.16 The BIA outlines that a site-specific borehole investigation has confirmed that the property is sitting on made ground down to 1.2m below ground level and London Clay Formation is found below that. The formation level of the basement will be within the layer of London Clay Formation.

3.17 The Council's Building Control has reviewed the document and raised no concerns against the assessment and all monitoring measures against building movements during the construction of the basement.

3.18 The role of the LPA is to conclude whether adequate consideration has been given to the potential impacts of such works at the planning application stage. Other pieces of legislation, regulations, and codes of practice, play a part in controlling basement development in terms of ground movement etc, specifically following the detailed design stage and the appointment of a contractor and specialist engineer(s) to oversee such works and during construction. Equally in dealing with this application it also needs to be appreciated that impacts/ concerns in relation to the execution/ implementation of a development can be mitigated through the imposition of appropriate planning conditions.

Impact on groundwater conditions

3.19 As set out in the BIA the basement will be constructed within clay which has low levels of permeability. The BIA also sets out that there is a possibility that there may be localised gravel bands or pockets within the clay. If any groundwater is found to be present within these and these are obstructed by the basement, then water will be able to flow around the new structure.

3.20 The site is adequately drained, as are the surrounding roads (which are drained by gullies maintained by Thames Water). The new basement will not involve a significant removal of permeable surfaces. The BIA has identified that there is a risk of flooding due to the failure of the pumping system, but this can be reduced to acceptable levels with appropriate design and installation measures.

3.21 The building here is being retained in its entirety with onsite control of the construction process to be carried out to maintain the structural integrity of the building as well as the adjoining properties.

3.21 The BIA outlines how the basement will be constructed. Specifically, the new basement perimeter retaining walls are to be constructed using conventional segmental underpinning sequences in order to minimise disturbance to the existing adjacent structures.

3.22 The BIA sets out that ground movements and related building damage can also be reduced by ensuring that good workmanship is maintained on site and that suitable construction sequences are observed. The proposed construction method (appended) is such that it minimises the risk of movement to the above structure and any properties close by. The method statement should be followed carefully to limit any possible movement. A ground movement assessment is appended. This shows that the predicted damage category will be no greater than Category 1 (Very Slight) on the Burland Scale.

3.23 As reflected above there is ample scope through the imposition of a planning condition following the completion of detailed design in respect of such a project, to ensure that the Burland Scale 1 'very slight' test is met. As such a condition is being imposed to secure a method statement and associated survey works to demonstrate compliance, with such works to be overseen by a suitably qualified engineer. The imposition of such a condition as well as safeguards associated with other areas of legislation serve to identify and control the nature and magnitude of the effect on neighbouring properties.

3.24 Overall, the information put forward as part of the BIA process and subject to additional information to be secured in terms of a method statement following detailed design, serve to ensure the structural stability of neighbouring buildings are safeguarded., consistent with the requirements of policy DM18.

Other matters

3.25 With matters relating to traffic as raised in the objection received, generally developments for a residential dwelling are not significant enough to require any road closures and a lot of construction vehicles to access the site. However due to the scale of the proposed basement a condition would be imposed to ensure that the development does not lead to any adverse impacts against traffic flow. Therefore, the development would not give rise to heavy traffic or impact existing traffic network.

Conclusion

3.26 The proposed extensions are considered acceptable in design terms, with the character and appearance host dwelling and area and the residential amenity of neighbouring occupiers not harmed. The basement floor/ extension is considered acceptable subject to the imposition of conditions to secure compliance with the requirement of Burland Scale 1 and such works to be overseen by a suitably qualified engineer.

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

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. 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	Notwithstanding the information submitted with this application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. It shall include pre-commencement conditions surveys of the adjoining building (No 117 and 1121) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail.

	The condition of nearby buildings shall be monitored throughout the construction process and works shall cease immediately if Burland Scale 1 damage is recorded. Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
5	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works. Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.
7	Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period. Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with 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

r 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.