



Officer Report

Application Number:	HGY/2023/1549
Application Type:	Householder planning permission
Address:	28 Ellington Road, Hornsey, London, N10 3DG
Proposal:	Proposed single storey rear extension and decked terraced area
Case Officer:	Ben Coffie
Valid Date:	13/06/2023
Applicant:	Mr and Mrs Gogarty
Agent:	Mr Dan Brandt

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Planning permission is sought for a 3m rear extension with a new 1.8m deep raised platform.

Site and Surroundings

The application site is a two storey dwelling with a short terrace on the east of Ellington Road. The site is not within a conservation area and is not a listed building.

Relevant Planning and Enforcement History

HGY/2012/0365 - Retention of existing dormer involving a hip to gable and 2 x rooflights to front roofslope (certificate of lawfulness for permitted development)

HGY/2023/1119 - Certificate of lawfulness for proposed 3-metre deep single storey rear extension.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 7 letters to neighbouring occupants. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact of the proposed development on the character and appearance of the area; and
2. Impact on the amenity of adjoining occupiers.

Design & impact on the character and appearance of the area

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The bulk, massing, design and choice of materials for the proposed the extension would be subordinate in scale and would respect the scale, form and character of the host building and the wider area. The proposal is therefore acceptable with regards to design.

Equally the proposed raised platform due to its acceptable form and nature would not have a negative impact against the existing character and appearance of the host dwelling and the rear garden landscape.

As such the proposed development in its entirety is in accordance with Policies DM1, DM9 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.

Impact on the amenity of adjoining occupiers

London Plan 2021 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.

Development Management DPD 2017 Policy DM1 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 properties within the terrace are staggered therefore the application site is set back from its neighbouring site no.26 by 2.4m, whilst officers would be generally concerned that the additional depth of the extension would cause adverse amenity impacts against no.26, it is noted that this neighbouring site possesses a small extension which occupies the area of projection of the application site which would reduce the potential impacts against this neighbouring sites. Moreover, due to the sloping land levels of the street, no. 26 is located approximately 1m higher on the boundary, further reducing the potential impact on this property and the proposed extension is not considered excessive in scale at 3m deep, therefore would not adversely impact the amenity of no. 26. In relation no.30, while the application is approximately 1m higher due to the slope in the street, no.30 has an existing extension which would be approximately 1m deeper than the proposed extension, broadly cancelling out potential amenity impacts.

Officer note that there is a degree of overlooking into neighbouring garden areas as there are raised platforms at the rear of the properties due to the steepness in land level towards the rear of the gardens. The proposed raised platform is moderate in depth would not give rise to overlooking impacts significantly above what is currently experienced. Moreover, the application has received

no objections against the proposal during the course of the application. Therefore, on balance the proposed platform is acceptable.

Consequently, the proposed development would not impact upon the residential amenity of the occupiers of this neighbouring site. In terms of loss of daylight/sunlight, loss of outlook and an increase sense of enclosure.

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

5. RECOMMENDATION

Grant permission subject to condition(s):

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: 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.

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.