



Officer Report

Application Number:	HGY/2023/1969
Application Type:	Householder planning permission
Address:	73 Connaught Gardens, Hornsey, London, N10 3LG
Proposal:	Demolition of existing single storey side extension and erection of a replacement single storey side extension.
Case Officer:	Cameron Sturges
Valid Date:	20/07/2023
Applicant:	Mrs Jane Lack
Agent:	Mr Janish Lavingia

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 the demolition of an existing single storey side extension and erection of a replacement single storey side extension.

Site and Surroundings

The application site is occupied by a two storey, detached dwellinghouse. This property sits on the eastern side of Connaught Gardens and at the northern end of this road. The dwelling sits on a corner plot, adjacent to the junction of Connaught Gardens with Cranley Gardens, Woodland Rise and The Chine. The setting is residential in character, being made up of a mixture of detached, semi-detached and terraced properties.

2.2 The application site is not located within a conservation area nor does it fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.3 The relevant planning and enforcement history of the site is outlined below:

HGY/2002/1147 - Erection of a ground floor extension and alterations to the roof including three dormers and gable roof extension - Permitted Development - 24/09/2002

HGY/2002/0341 - Certificate of lawfulness for the proposed use of a rear extension and loft conversion - Permitted Development – 07/05/2002

HGY/2001/1272 - The erection of side and rear dormer windows to facilitate a loft conversion – Approved – 23/10/2001

HGY/2001/0901 - Erection of a two-storey side/rear extension. Approved with conditions – Approved – 21/08/2001

HGY/2001/0776 - Erection of a loft extension – Refused 24/07/2001

HGY/2001/0666 - Erection of a two-storey side/rear extension - Permitted Development – 29/06/2001

Pre application advice

Pre application advice was sought for this application on 7th February 2023 (PRE/2023/0025).

3. CONSULTATION RESPONSE

3.1 No comments were received during the consultation period.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Muswell Hill & Fortis Green Association
- Woodlands Conservation Area Action Group

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

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance;
2. Impact on neighbouring amenity; and
3. Transport considerations.

Design and Appearance

5.2 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.

5.3 The proposal seeks to demolish the existing garage and erect a single-storey side extension on the boundary with No.71. The extension will be larger than the footprint of the existing extension and extend towards the rear of the host property.

5.4 The host property is situated on a plot of land whereby the footprint would not result in the host property or the proposed development appearing crammed in the site. The proposed brick wall of the structure projects slightly forward to match the main building line of the dwelling, with parts of the feature (timber screens) pulled back to match the building line of the existing single storey side projection. This design still allows for subservience of the side extension and ensures that it does not appear more dominant when viewed from the street scene.

5.5 The front section of the proposed side extension features a flat roof design with 1no. rooflight and would be of similar height to the existing side extension. This is considered acceptable, as this element of the enlargement would continue to respect the proportions of the main property. Towards the rear, the proposed side extension would have a greater maximum height and a traditionally detailed shallow-pitch hipped roof. This is an improved, simplified design from the pre-application proposal that would not be an incongruous feature to the host property and is therefore considered acceptable.

5.6 Brickwork would be the primary material utilised for the extension, with timber cladding also incorporated. The use of brickwork is considered acceptable and is proposed to relate to the existing context. Timber cladding would be installed on the extension in two areas (adjacent to the main property and close to the southern boundary). Use of a differing material would assist in breaking-up the appearance of the side extension and this is supported. Details of the timber can be secured by way of condition. The proposed roof would be clad in metal with a standing seam. This is considered a traditional approach that would respect the surrounding area and the host property.

5.7 Overall, the proposal is considered to have a positive impact on the appearance of the host property, street scene and surrounding area in accordance with Local Plan Policy SP11, DPD Policies DM1 & DM12 and London Plan Policy D6.

Impact on neighbouring amenity

5.8 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.

5.9 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.

5.10 The proposed side extension would be constructed up to the boundary with No.71. This proximity is noted, however the extension would not project notably forward of the front wall of No.71. Furthermore, the proposed side addition would not extend to the rear to be beyond the rear elevation of No.71. Due to this siting, it is not considered that the front or rear areas of this

neighbouring property would be unduly impacted by: overbearing affects, loss of light, overshadowing or harm to outlook.

5.11 No.71 does have several ground floor side windows, which would be close to the proposed side extension. However, the available information suggests that none of these side windows are the primary openings serving habitable spaces. Noting this, it is not considered that any minor losses of light or restriction of outlook impacting these windows would materially harm the living conditions of No.71. Furthermore, the considerable difference in height between ground levels of the host property and No.71 would mean that no such overlooking would occur also given the neighbouring fence and trellis located on the boundary. The highest point of the roof from the extension would only be approximately the same height of the trellis. Given the large setback distance between the host property and 113 Cranley Gardens, no such possible overlooking would occur here either.

5.12 As such, the proposals would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with Policy D6 of the London Plan and Local Plan Policy DPD DM1.

Parking and Highway Safety

5.13 The demolition of the existing single storey side projection would result in the removal of garage space. Therefore, off-street parking would be lost through this development. Whilst this is noted, the driveway of the host property is of size that allows the parking of two vehicles. Two off-street parking spaces is considered to be more than adequate to serve this dwelling. As such, the loss of one off-street parking space would not result in the displacement of cars or increased parking pressure on local roads.

Conclusion

5.14 The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the surrounding area or the street scene. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

Based on the information given on the plans, the total additional GIA is less than 100sqm and is not liable for the Mayoral CIL charge or Haringey CIL charge.

7. 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 Notwithstanding the plans hereby approved, the brickwork of the extensions shall match the existing original in terms of colour, texture, and dimensions.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 4 Prior to the commencement of above ground works, details of the timber screening and any timber cladding to be used on the extension shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 6 Prior to the commencement of above ground works, details of the standing seam metal roof to be used on the extension shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 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: 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.

