



Officer Report

Application Number:	HGY/2023/1929
Application Type:	Full planning permission
Address:	7 Pages Hill, Hornsey, London, N10 1PX
Proposal:	Rear lower ground floor extension with creation of Upper ground floor roof terrace. Rear dormer window and modifications to the main roof.
Case Officer:	Josh Parker
Valid Date:	18/07/2023
Applicant:	Economou
Agent:	Andrea Leigh

RECOMMENDATION

Approve

SITE AND SURROUNDING

The subject property at 7 Pages Hill, is a 2-storey to the front and 3 storey rear, semidetached dwelling in use as a dwelling. The area is comprised of other residential buildings constructed with brick and render. The building is not listed nor, located in a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

Rear lower ground floor extension with creation of Upper ground floor roof terrace.
Rear dormer window and modifications to the main roof.

Site History

All existing planning applications have been considered for this application. Relevant Applications:

HGY/2005/2346 – Minor excavation to front of property to allow insertion of new high level window to basement, creation of new windows and doors to basement at rear and new window and door in side elevation and conversion of basement to create 1 X 2 bed flat. Approve 14/02/2006.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance,
2. Impact on neighbouring amenity

Design and appearance

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is to construct a rear dormer, add an extension to the rear for additional living space for the ground floor/basement flat while the existing dwelling above would benefit from terrace space created by the addition. A Lightwell and railing is proposed to the front elevation to allow light to the lower bedroom. It should be noted that there is an extant consent HGY/2005/2346 where the some of the approved works a have not been completed like the lightwell to the front elevation. As such this consent will have slightly varied versions of the 2005 permissions.

The rear extension is approximately 3m from the rear original footprint and would be for the entire width of the dwelling. The local pattern can see modifications to the rear including terraces dormers and extensions. The proposed ground floor extension is modest in size considering the generous rear gardens and dwellings. The works would continue the pattern of adjoining properties to the south, following the natural slope to the rear of the property with rear extensions and ancillary terrace additions. This can also be said about the reconfiguring of the roof lines and the addition of the dormer. All roof alterations would be of a modest nature and therefore acceptable.

The front lightwell is one off the components from the extant consent that has not been constructed. This would largely be designed the same as the 2005 permissions however, a metal safety railing has been added. The lightwell and railing is not well established however the previous permissions have granted the right add a lightwell of the same size and nature and therefore is acceptable.

Consequently, the proposed extensions and alterations would not represent an intrusive addition to the host property and general area given the presence of similar modifications in the vicinity and modest nature of the proposal. The works is therefore acceptable with regards to design.

Impact on neighbouring amenity

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.

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.

The proposed dormer and roof additions would equally not result in any significant adverse impact on the amenity of the neighbouring occupiers due to its moderate projection and positioning. Such dormers are typical of the area and the design is respectful regarding the impacts on the neighbouring properties.

Moreover, the rear extension and associated terrace roof terrace has been modified from the initial pre application ref: PRE/2023/0091. Officers have raised concerns with the potential for overlooking on to No.9 Pages Hill because of the level/height changes in the existing neighbouring terrace and the proposed terrace. The scheme has now been changed to add in a privacy screen and been recessed from the neighbouring No. 9s boundary. As such, the views from the proposed terrace will be directed down to the oblique's views of the end of neighbours gardens and trees to the rear. It is accepted that there will be a degree of overlooking when it comes to multi storey residential buildings in an urban setting however, the overlooking must not create unacceptable harm on the neighbouring addressees. Mitigation measures, combined with the rear of the dwelling being staggered, setback and being orientated to the southwest away from No.9 would suggest that level of overlooking is acceptable when considering views into the northern property from the terrace. The degree of overlooking is acceptable on all adjoining properties due to the setbacks, vegetation, topography and orientation.

The effects of the proposal on daylighting and sense of enclosure also be acceptable. The most imposing aspect would be the privacy screen combined with the extension is proximately 4.2m-4.5m however, this would be angled and flared downwards so the further this extends along the less imposing the structure is. As such, the topography rising towards the street, size of the back yards and the proposed separation from the neighbouring address at No. 9 would suggest the works regarding daylighting sense of enclosure would not create unacceptable harm.

It should be noted that there is a window on the extension label as 'corner window' and additional doors proposed on the northern flank to allow in light and access to the floor flat. These are all setback form the boundary, additionally, over 2m form any amenity space on the neighbouring property. All windows are low and submerged well below the existing fence space and therefore would not create unacceptable privacy issues.

All works proposed meet all amenity tests when considering effects on noise, light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 proposed screen along the side of the roof terrace as shown on approved drawing number P_11 Rev C & P_12 shall be fully installed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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: 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.