



Officer Report

Application Number:	HGY/2023/1975
Application Type:	Householder planning permission
Address:	17 Mayfield Road, Hornsey, London, N8 9LL
Proposal:	Erection of a single storey side & rear extension to a terraced house.
Case Officer:	Nathan Keyte
Valid Date:	20/07/2023
Applicant:	Arjen & Hannah Prins & Gadsden
Agent:	David Abimbola

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 17 Mayfield Road is a 2 storey mid-terraced building in use as a dwellinghouse. The topography falls from south to north across the site. The building is not listed nor is it within a conservation area.

A visit was undertaken to the site on 07.09.2023.

PROPOSED DEVELOPMENT

It is proposed to erect a single storey side & rear extension to a terraced house, involving a rear extension of 2.0m beyond the existing rear façade.

SITE HISTORY

No relevant site history.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity
3. Drainage

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 subservient addition with brickwork to match the existing dwelling and a simple design. Infill and side extensions can be seen multiple times within the vicinity. These permissions are typical of the area and keeps in with the local patterns.

The design of the proposed roof is noted, with the infill roof extending the pitch beyond the rear elevation of the host building, creating a stepped appearance. However, in this particular case, considering its scale remaining subordinate to the host building, being to the rear of the site, and not being located within a conservation area, the impact upon character of the area would not be such to warrant the refusal of the application.

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.

With regard to no. 19 Mayfield Road, there exists a single storey rear extension and wall. The proposed increase in height of the extension at no. 17 Mayfield Road will not result in impacts on sunlight/ daylight that would be significant compared to the existing situation. Neither will it result in a sense of enclosure or dominance, considering the height above ground level, the proposed extension being shallow at 2.0m setback from the rear façade of the host building, and the depth of the rear gardens. Privacy will be maintained between the properties.

With regard to impacts upon no. 15 Mayfield Avenue, noting the difference in ground levels and the height of the proposed extension, the impact of the infill extension would have on the neighbouring addresses when considering sense of enclosure, daylight, privacy/overlooking will be acceptable.

Drainage

The site is noted as being within a Critical Drainage Area. Considering the small scale of the extension, and that the area to be developed is largely paved, impacts with regard to drainage as a result of the proposed development is considered to be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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.

RECOMMENDATION

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 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: 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: 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.