



Officer Report

Application Number:	HGY/2023/1965
Application Type:	Householder planning permission
Address:	62 Florence Road, Hornsey, London, N4 4DP
Proposal:	Proposed single storey rear/side extension and replacement of single glazed sash windows for double glazed sash windows.
Case Officer:	Ben Coffie
Valid Date:	20/07/2023
Applicant:	3 Paschali
Agent:	Hannah Green

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application proposes the erection of a single storey side infill extension on the ground floor, replacement of front and rear single glazed sash windows for double glazed sash windows.

The proposal has undergone an amendment involving the introduction of a slope roof to the eastern side to facilitate the reduction of its eastern flank to a maximum height of 2.3m along the shared boundary with no.60.

Site and Surroundings

The application site is a three storey semi-detached property located on Florence Road within terrace of approximately 11 dwellings. These dwellings are characterised by front bay windows and brick finish. Their windows are mostly original single glazed timber sash windows however there are some odd examples with UPVC replacements.

The proposal site is located within the Stroud Green conservation area however it is not a listed building.

Relevant Planning and Enforcement history

- No relevant planning history

Consultation response

Conservation officer - The existing original windows should be retained and repaired. The loss of original windows would be considered to cause less than substantial harm to the significance of the Stroud Green Conservation Area by eroding the consistency of the streetscene and its important detailing.

LOCAL REPRESENTATIONS

The application has been publicised letters. No representations were received from neighbours or local groups in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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.

Proposed side infill extension

The scale and bulk of the proposed infill extension is considered acceptable and compatible with the proportion of the existing property and the buildings in the area. The site possesses a relatively large garden area, therefore the proposed development would be well contained within the existing site context. The development is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Consequently, the local character and visual amenity of the area will be protected.

As such, the proposed infill extension would not result in any loss of historic fabric and would not have any impact on the significance of the Conservation Area.

Proposed replacement of windows

The proposal seeks the replacement of windows on the front and rear elevation. Currently the site is finished with single-pane timber sash windows. The proposed replacement windows would be double glazed however they would still be timber frame windows. The replacement windows are not expected to be significantly different in appearance to the existing given their framing would not be significantly larger from the existing. Therefore, it would not result in any material harm against the local character and visual amenity of the area.

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

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.

Due to the minor nature of the proposed replacement windows, no amenity impacts are anticipated against occupiers of neighbouring sites.

The proposed wrap around extension would not extend beyond the existing depth of the neighbouring extension at no.64, given all potential amenity impacts would be offset, the extension is solely likely to impact against no.60. Generally, infill extensions such as the proposed with a depth of 7m along shared boundaries with neighbouring dwelling within terraces would give rise to adverse impacts on amenity. Officers were mainly concerned that the proposed extension would exacerbate the sense of enclosure and tunnelling effect. However, the mentioned amenity impact would be mitigated by reducing the height of the extension along the boundary to a maximum height of 2.3m.

Consequently, the proposed development would not cause any adverse impacts against the amenity of neighbouring sites with respect to loss of daylight/sunlight, loss of outlook and a heightened sense of enclosure.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

All other relevant policies and considerations, including equalities, have been taken into account. 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 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.