



Officer Report

Application Number:	HGY/2023/2125
Application Type:	Householder planning permission
Address:	23 Collingwood Avenue, Hornsey, London, N10 3EH
Proposal:	Demolition and Reconstruction of Rear Outrigger & Partial infill of Shared Side Alleyway
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	04/08/2023
Applicant:	Mrs and Mr Roger and Deborah ROOKES
Agent:	Mr Dan Diana

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the proposed demolition and reconstruction of rear outrigger and the partial infill of the shared side alleyway.

Site and Surroundings

1.2 The application site relates to a two-storey end of terrace dwelling house situated on the western side of Collingwood Avenue. The property has an existing rear dormer window and single storey rear extension which are to be demolished. The surrounding area is wholly residential in character.

1.3 The application site is located within the Muswell Hill Conservation Area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

1.4 The most recent planning history in relation to the site is as follows.

- HGY/2010/0854 GRANTED 05/07/2010 Erection of rear dormer window and installation of two Velux windows to the front roof slope.
- HGY/2008/2110 REFUSED 19/12/2008 Roof extension to provide additional habitable rooms.
- HGY/2001/0960 Permitted Development 08/08/2001 Erection of a single storey rear extension.

1.5 There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: no comments

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 9 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 0

Supporting: 1

3.2 The following local groups/societies made representations:

- A letter of support for the proposal from adjoining neighbours.

4. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and appearance

4.2 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.

4.3 The design and appearance of the extensions are considered acceptable. The design of the roof of the extension complements the host property and adjoining neighbouring properties roof form. The rear extension would not be significantly visible from the street scene. The proposal development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

Impact on the character and appearance of the conservation area

4.4 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.

4.5 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.

4.6 Along Collingwood Avenue there is strong consistency in the appearance of the frontages. Despite the variety of house types they are all of a similar architectural style and have pitched, predominantly slate, roofs with decorative ridge tiles and upstands, bay windows and generally consistent rendered detailing, fenestration, doors and decorative timber porches. Common themes between the properties include bays and porches. Occasional gables along the frontage provide interest at roof level.

4.7 The proposed demolition of the existing lean-to rear extension and replacement with a larger extension on the ground floor is considered to be acceptable in this location, with minimal effect on neighbouring amenity in terms of conditions of light and outlook.

4.8 While paired single storey outriggers to the rear are an original feature to these properties, the external appearance to many of these have been changed, very likely due to the legacy of 'permitted development rights'. In relation to the attached property at No 25 it is noted that the outrigger to this property has been widened and now has a flat roof. As such, the proposed extension would not have adverse impact on the character and appearance to this property or on the character and appearance to this part of the conservation area.

4.9 In relation to the infill side extension, proposal would be set back from the front wall of the property and would not be unduly prominent and as such not readily noticeable front the street scene. Given its unobtrusive position and its relationship with the adjoining property. The proposal would not have any significant harm to the character and appearance of the conservation area., leaving it preserved.

Impact on neighbouring amenity

4.10 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.

4.11 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.

4.12 The proposed rear extension would not harm the amenity of 25 No Collingwood Avenue in terms of light and outlook. The proposed rear extension would also be set in sufficiently from the shared boundary with No.21 Collingwood Avenue, so as to have no adverse impact.

4.13 With regards to the single storey infill extension to the side, sited immediately adjacent to the boundary with No.25 Collingwood Avenue, it is noted that there is a the height of the roof would be fraction above the fence line, but below the neighbours high windows on the flank wall. Proposal is not of sufficient scale to be overly intrusive or appear dominating or overbearing from the windows of the adjoining neighbour sufficient to cause material harm to the residents living conditions in respect of light and outlook.

Conclusion

4.14 On balance, the proposal is considered acceptable, with regards to its design and appearance and would not have any significant harm to the amenities of the adjoining occupiers, nor the character and appearance of the conservation area.

4.15 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

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. 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 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: 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.

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.