



Officer Report

Application Number:	HGY/2023/2027
Application Type:	Full planning permission
Address:	Flat A, 29 Marquis Road, Hornsey, London, N4 3AN
Proposal:	Erection of single storey rear extension.
Case Officer:	Nathan Keyte
Valid Date:	26/07/2023
Applicant:	Mr Rosenfeld
Agent:	Mr David Hewitt

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The application seeks planning permission for a single storey rear extension with rooflight.

The proposal will extend beyond the existing rear extension by 3.0m, be 6.2m in width, and 2.80m in height.

Brick work will be made to match the host building.

Site and Surroundings

The property is a three storey end of terrace building subdivided into 3 flats. The development relates to the ground floor flat.

The subject site forms part of a group of terrace properties located on the western side of Marquis Road. The site is located within the Stroud Green conservation area however does not fall within the curtilage of a listed building.

No visit was made to the rear of the site, however aerial imagery and a review of the plans for the neighbour site at no. 31 Marquis Road was undertaken during the assessment of the application.

Relevant Planning and Enforcement History

No relevant history

LOCAL REPRESENTATIONS

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

No of individual responses: 3

No. of Objections: 0

No. of Support: 0

No. neither support nor object: 3

Summary of representations:

- Height requested to be similar to other extensions in the area, in particular that at no. 31 Marquis Road.
- Materiality of the roof.
- Construction noise.
- Proposed skylight and potential light pollution at night.

Officer Comment:

- The height of the proposed extension is shown on the proposed elevations to be of similar height to the existing single storey extension of the host building.
- The flat roof will be finished with grey GRP membrane.
- There is always some degree of noise and disturbance that arises from the construction works in association with minor domestic extensions. The proposed works are not of a scale that would require the submission of further information regarding the construction works. Construction works have to be carried out in accordance with other legislation separate to planning that cover noise and disturbance, including the Environmental Health Act 1990.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the Stroud Green conservation area; and
2. Impact on neighbouring amenity.

Design, appearance and impact on the Stroud Green 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.

There are multiple examples of single storey rear extensions within the neighbourhood and terrace. The nature of development proposed will not be out of character with the area, and where, the scale, height and bulk of the proposed extension would not result in any detrimental impact against the character and appearance of the host property and conservation area.

Consequently, proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and SP12 of Haringey's

Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and 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.

With regard to the adjoining property to the north at 31 Marquis Road, the proposed extension will extend to be of a similar depth to the adjoining existing rear extension, which was granted planning permission HGY/2020/1522. The height of the proposed extension will match that of the existing ground floor extension at the host building of 29A Marquis Road. Considering the height of the proposed extension, being approximately 2.8m, and the large area of rear glazing at the single storey extension at no. 31 Marquis Road, the proposed extension will not have significant impacts upon the sunlight and daylight of the adjoining property. Furthermore the proposal will not be of a size or scale that would result in unacceptable dominance, sense of enclosure, or overlook/ privacy on the adjoining property.

With regard to the adjoining properties to the south, these are set back over 11.0m from the proposed development. Considering the proposed development being single storey and backing onto the gardens to the south with good separation between the adjoining buildings, there will be no significant impacts on the amenity of those properties.

With regard to light spill from the proposed skylight, considering the existing residential nature of the surrounding properties and the size of the skylight, the adverse effects resulting from this on the amenity of surrounding properties would not be such as to justify the refusal of the application.

Conclusion

The proposal is considered acceptable as it respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the conservation area.

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

RECOMMENDATION

Approve subject to the following condition(s):

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.

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.