



Officer Report

Application Number:	HGY/2023/2048
Application Type:	Householder planning permission
Address:	43 Leaside Avenue, Hornsey, London, N10 3BT
Proposal:	Replacement single storey rear extension, new front facing two storey side extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal.
Case Officer:	Daniel Boama
Valid Date:	27/07/2023
Applicant:	Mr Travers
Agent:	Mr Justin Brown

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for replacement single storey rear extension, new front facing two storey side extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal.

Site and Surroundings

The subject site is a two storey mid-terrace detached dwellinghouse on the west side of Leaside Road. The surrounding area is predominantly residential, with terraced dwellings on both sides of the road. The 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

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

HGY/2023/2047 | PENDING | Replacement single storey rear extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal.

PRE/2023/0069 | Replacement of existing single storey rear extension with a new wider extension with roof glazing; two storey side extension, new zinc clad side roof extension, recladding of existing rear dormer extension, new and replacement roof lights to the front, new 2nd floor balcony to the rear, alterations to the front porch and reconfiguration of the existing front driveway.

HGY/1991/1122 | GTD 11/11/1991 Erection of rear dormer window to facilitate loft conversion.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 15 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: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and impact on the character and appearance of the conservation area

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.

The site is in the *Sub Area 4 'Midhurst Avenue to Hillfield Park'* of the Muswell Hill conservation area. It is amongst one of the buildings that make a positive contribution to the conservation area. In regard to Leaside Avenue, paragraph 7.16 states that there is greater variety in the roof forms of the houses along Leaside Avenue compared to the other streets in this area. Other house types have either hipped or pitched roofs. Notwithstanding this, there is general consistency in the appearance and treatment of the red brick elevations and the use of contrasting render and white painted timber. Common themes include two storey projections, single storey bays and porches with hipped roofs.

Replacement rear extension with roof windows

The proposed replacement would be wider by 1m than the existing rear extension, but provide the same characteristic in terms of the side sloping mono-pitched roof. The proposed material would provide a modernised appearance to the rear extension, provide sufficient natural light into the room, and retain its subordinate appearance to the main house and therefore is considered to be acceptable.

Rear Dormer

The rear dormer is proposed to be re-covered in red standing zinc cladding. These changes would update the appearance of the existing rear dormer which is in a state of disrepair. The proposed materials are considered to preserve and enhance the appearance of the conservation area. It would be below the ridge, above the eaves, and within the flank walls, and therefore is considered to be acceptable.

Loft side extension

There are examples of this type of development along this side of the Leaside Avenue. The proposed side extension would be at the second floor towards the rear. It would be finished in red standing seam zinc cladding to match the proposed replacement rear dormer material. It would also have a roof light above on a flat roof. This extension would not extend above the ridge of the main roof, beyond side boundary, and beyond the rear wall. These characteristics will ensure that it appears subordinate and proportionate to the main house and so is considered to be acceptable.

Conservation style rooflights above front gable

The 2no. conservation style rooflights above the front gable, are not considered to detract from the street scene and character of the conservation area.

Removal of pebble dash on the first floor level front elevation

Although pebble dash and render have become more common on the street, the removal of it and reinstatement of the original external wall material to match the ground floor level would revert the building back to the original appearance, which would not have an impact on the property, street scene and conservation area.

Two storey front extension in side return

Paragraph 16.16 of the Muswell Hill Conservation Area Character Appraisal recommends that “Where the loss or alteration of original architectural features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Muswell Hill Conservation Area.” The two storey front extension in the side return would be an uncharacteristic addition that would impact on the character and appearance building considering that this front side infill space is a common theme on Leaside Avenue that provides a distinctive characteristic to the street. Therefore, the proposal as it stands would not be acceptable.

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 residents.

Replacement rear extension with roof windows

This element would not cause neighbouring properties to lose their privacy, daylight and sunlight, and the design would not be at an overbearing scale, and therefore is considered to be acceptable.

Rear dormer

Apart from changes in external materials, no other changes are proposed and therefore it is considered that there would not be an impact on neighbouring amenity.

Loft side extension

This would not appear overbearing in scale and not lead to a loss of daylight and sunlight to neighbouring properties, and therefore is considered to be acceptable.

Two storey front extension in side return

Although this would detract from the appearance and characteristic of the building and wider conservation area, the proposed windows would not cause overlooking to neighbouring properties, and the scale of the development would not be overbearing. The neighbouring windows in the side return at no.45 do not serve habitable rooms, and therefore there would not be impact on neighbouring amenity.

Conclusion

The proposal is considered not acceptable due to the two storey front extension in the side return being an uncharacteristic addition that would impact on the character appearance of 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.

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.

RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The proposed two storey front extension to the side return, by reason of its location and size, would infill a gap in an uncharacteristic manner to this terrace and Conservation Area. As such, it would harm the character and appearance of the terrace and the Muswell Hill Conservation Area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of the Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Informatives:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.