



Officer Report

Application Number:	HGY/2023/2145
Application Type:	Householder planning permission
Address:	41 Linzee Road, Hornsey, London, N8 7RG
Proposal:	Erection of a single storey rear wraparound extension with 4no. rooflights. Erection of a side extension with 2no. rooflights.
Case Officer:	Daniel Boama
Valid Date:	07/08/2023
Applicant:	MR B HALL
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation was received in response to notification and publicity of the application.

The following issues were raised:

Object on the grounds of the size, height and orientation of the ground floor wraparound extension, leading to loss of light and outlook and increased sense of enclosure to neighbouring property.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey end-of-terrace dwelling on the corner to Linzee Road and Clovelly Road. The surrounding area is predominantly residential in character whereby the majority of the houses are two storey terrace houses. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

41 Linzee Road

HGY/2023/1290 REF 01/8/2023 Single storey rear and side extension.

HGY/2023/1286 GTD 12/6/2023 Rear dormer and outrigger roof extensions, front roof lights, new side window (Certificate of lawfulness)

The proposed development entails the erection of a single storey rear wraparound extension with 4no. rooflights on the infill part, and the erection of a side extension with 2no. rooflights. Both the side extension and the infill part of the wraparound extension would both comprise roofs that are sloped towards their neighbouring boundaries.

The proposed development has been reduced in size after the refusal of the previous scheme under reference HGY/2023/1290. Instead of the overall extension being U-shaped, it has been separated into wraparound extension and a side extension. The depth of the rear part of the wraparound extension has been reduced, and the flat roof has been relegated to this rear part only. The infill part of the wraparound extension would comprise a mono-pitched sloped roof along the boundary with no.39, sloping down to a height on 2.5m, instead of being at the same height as the flat roof rear extension. This would reduce the effect of loss of daylight, overshadowing, outlook and increase in sense of enclosure on the neighbours side return.

The side extension roof would also be sloped down to 2.5m facing the public highway instead of being flat roofed, and therefore, due to its proximity to the boundary, it has a less overbearing appearance when seen from the Clovelly Road.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

In response to the previous application, amendments have been made to with this current application, which have been mentioned above. The height and depth of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general 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 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

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 their ownership.