



Officer Report

Application Number:	HGY/2023/2075
Application Type:	Householder planning permission
Address:	8 Curzon Road, Hornsey, London, N10 2RA
Proposal:	Erection of part single-storey rear extension and proposed rear roof dormer extension.
Case Officer:	Nathan Keyte
Valid Date:	31/07/2023
Applicant:	Sumerah Sirvastav
Agent:	London Interiors

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 8 Curzon Road is a 2 storey terrace building with loft in use as a dwelling. The building is not listed however is within the conservation area of Muswell Hill. A single storey rear extension and small conservatory exist.

Curzon Road forms one good quality residential streets which surround the centre of Muswell Hill. The building forms part of the consistent set of terraces along Curzon Road and is formed of red brick with slate roofs. The building retains its features and detailing to the front including the clinker brick boundary wall. Several large dormers exist at nearby buildings, including in the Nos. 2-10 terrace, as well as single storey rear extensions.

A visit was conducted to view the rear of the property from the shared alley on 18.08.2023, with the property also viewed via google aerial photography.

PROPOSED DEVELOPMENT

The applicant is proposing the erection of part single-storey rear extension and proposed rear roof dormer extension.

Site History

None relevant.

CONSULTATION

Muswell Hill & Fortis Green Association – no comment.

Haringey Conservation Officer – comments provided:

The proposed dormer is also very large, occupying the full width and height of the existing rear roof, and would involve altering the parapets to each side. This makes it a dominant addition, appearing as an additional storey rather than small and subservient dormer. Ideally the dormer would be made smaller, inset from the sides, the eaves and the ridge in line with best practice particularly as this roof is more visible than the others which have oversized dormers.

The existing extension has no architectural merit; however, the proposed extension is larger, occupying the full width of the original building. The design of the openings, the windows and doors have no relationship to the existing building, in terms of their proportions arrangement etc. and are not high-quality contemporary design. The openings on the extension should be revised so that they are a higher standard of design.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 2

Support:0

Objection summary

- Construction noise, and impacts on use of rear right of way.

[Officer comment: 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. With regard to access via the rear right of way/ passageway, this is not a material matter for consideration in this planning application, with the permissions/ rights of way governed by the right of way agreement.]

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
3. Drainage

Heritage, Design and Appearance Comments:

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.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

With regard to the proposed rear extension, this will replace the existing rear extension. While this will result in the width of the extension increasing to the southern boundary, a setback from the northern boundary is maintained mitigating the appearance of the extension being full width. While the Conservation Officers points are noted with regard to fenestration, considering the proposed is a single storey rear extension and the surrounding examples of rear extensions, the design is not considered sufficient to justify refusal in this case. The rear extension will remain subordinate to the host building. Considering this, and the presence and design of other rear extensions within the terrace, the proposed single storey rear extension will not result in harm on the Conservation Area or the character of the locality.

There are multiple examples of similar sloped roof extensions within the terrace. Notwithstanding this, the proposal for a rear dormer has been revised in line with the comments of the conservation officer to provide setbacks of 0.4m from the roof sides and eaves. Noting these points, and the overall design and scale of the proposed extension, the proposed dormer is considered to be proportionate and subordinate to the host building and in keeping with the pattern of development within the area.

Materials utilised in the dormer and single storey rear extension are proposed to match those of the existing building. Considering the points above, the local character and visual amenity of the area will be protected.

Amenity Comments

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.

The design of the rear extension has been amended since lodgement to retain the northern entry/exit to the rear garden at a similar projection to what currently exists with the enclosed rear entry. Notwithstanding this, to address potential impacts upon privacy of the neighbouring property to the north considering the location of the adjoining rear facing window, a 1.5m fence with 0.3m trellis has been provided. This is considered to retain a sufficient level of privacy to the adjoining neighbour to the north at no. 10 Curzon Road. Therefore, the proposed single storey rear extension to the rear, by way of its design and scale without side windows and being setback from

adjoining properties, will not result significant impacts on daylight, sunlight, outlook, privacy nor create a sense of enclosure.

With regard to the proposed rear dormer, considering the size and overlook to rear gardens provided by existing rear dormers the proposed dormer will not introduce an adverse level of impact upon the privacy of surrounding properties. Nor will the bulk of the proposed dormer result in significant adverse impacts upon the amenity of surrounding properties.

Drainage Comments

The site is noted as being within a Critical Drainage Area. Considering the small scale of the extension, and that the existing area of the rear extension to be removed, impacts with regard to drainage as a result of the proposed development is considered to be acceptable.

CIL APPLICABLE

While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. 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.

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: 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.