



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/1336</b>                                                              |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                   |
| <b>Address:</b>            | 32 Scarborough Road, Hornsey, London, N4 4LT                                      |
| <b>Proposal:</b>           | Construction of ground floor rear extension, and creation of first-floor terrace. |
| <b>Case Officer:</b>       | Josh Parker                                                                       |
| <b>Valid Date:</b>         | 18/05/2023                                                                        |
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| <b>Applicant:</b>          | Mr Ismail Hazar                                                                   |
| <b>Agent:</b>              | Mr Ivan Chonkov                                                                   |

## **RECOMMENDATION**

**Approve with Conditions**

### **SITE AND SURROUNDINGS**

The subject site is a three-storey brick and render end of terrace dwelling located on a bend on the end of Scarborough Road. The building is currently in use as flats. The site does not contain a listed building however, it is located within the Stoud Green conservation area.

### **PROPOSED DEVELOPMENT**

This is an application for the construction of ground floor rear extension, and creation of first-floor terrace.

### **RELEVANT PLANNING AND ENFORCEMENT HISTORY**

HGY/2008/1680 - Erection of first floor rear extension. Approved 02/10/2008.

### **LOCAL REPRESENTATIONS**

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

### **MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design & Impact on conservation area;
2. Impact on neighbourhood amenity

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

The proposed works set out to extend the ground floor extension by 5m to make a full width extension. The first floor flat would also benefit from the extension by adding a 11.8m<sup>2</sup> terrace above the proposed extension. The principal of modifications to the rear is common in the context of the terrace, also first-storey roof terraces are present throughout the terrace with a notable example on the neighbouring address at No. 30. The roof terrace is supported by 1.6m frosted privacy glass on both northern and southern sides. The northern and western screen would be submerged into the ceiling as the roof would be pitched to run adjacent to the railing. A metal railing balustrade is positioned facing the rear garden and all materials are proposed to be of a high quality and reflect the existing.

Such works would usually add excessive building/bulk to the rear adjacent boundaries, creating a sense of enclosure for the neighbouring properties and deviate from the local pattern however, the officer notes that this situation is unique as the relationship with the two neighbouring sites. The neighbouring address at no.30 has a terrace of similar size and overall bulk also the large building on the opposite side softens the effects of having the amount of structure next door. additionally, the terrace has been revised and brought in 1m from the rear fence along with other revisions to make the proposal more subservient and subordinate to the host building. Bringing in the extension 1m not only makes the proposal align with the local pattern but assists in adding sunlight into the living room as the mature trees on the boundary may inhibit light over summer months. The roof terrace/extension would not be openly visible from Scarborough Road. The works would be subservient and subordinate to the host building and in keeping with the pattern of development to the surrounding area.

The proposed extension would not harm the character and appearance to this part of the conservation area, leaving it preserved.

#### 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.

The effects of the new roof terrace/extension pertain to the neighbouring properties at No. 30 to the north and the Park Studios to the south. The proposed works would not afford unacceptable overlooking into the rear garden of No. 30 due to a handful of reasons. Firstly the proposed roof terrace has 1.6m high privacy screens, these are setback considerably from the edge of the footprint/ boundary and finally the neighbouring terrace would be staggered. Moreover, it should be noted that the ground floor flat will also benefit from the revised setback of the terrace in regard to overlooking into their rear garden. This means that views from the proposed terrace will be directed down to the oblique views of the end of neighbours gardens and well established trees to the rear which back on to the Parkland Walk. The degree of overlooking and effects on privacy on the neighbouring properties will be acceptable for the reasons discussed above.

Furthermore, the proposal would not cause a material loss of sunlight/daylight, or have an overbearing appearance to the neighbouring properties. No. 30 will have an additional 6.7m wall constructed slightly off the current boundary at a height of 3m. The extension, allows for a recess on this boundary which, would allow adequate sunlight to access the new bedroom. Such designs not only allow for additional sunlight into both properties but also help the structure seem less defensive and dominate on the boundary. The opposite side facing park studios will have some light taken from the access/carpark area however, because of the separation between buildings the effects on the building will be minor in nature in regard to daylighting and the proposal being overbearing.

In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions.

## **CONCLUSION**

Overall, the proposal would allow for the first floor flat to have amenity space and increase the ground floors living space being respectful to the conservation area and neighbouring amenity.

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.

## **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.