



Officer Report

Application Number:	HGY/2023/1964
Application Type:	Householder planning permission
Address:	57 Fordington Road, Hornsey, London, N6 4TH
Proposal:	Erection of single storey rear extension at ground level; erection of side extension at first floor level.
Case Officer:	Ben Coffie
Valid Date:	08/08/2023
Applicant:	Richard Jenner
Agent:	Jon Moxon

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

This application is for the demolition of an existing rear single storey conservatory for the construction of a 4.1m rear single storey rear extension and a first floor side extension.

The single storey rear extension would measure a height of 3.4m and would take up the width of the house. The proposed first floor side extension would sit above an existing single storey side extension, it would have a gable roof design and the combined height would measure 7.9m, a width of 1.8m and be set back from the front wall of the house by 3.8m. Two windows will be installed on its side elevation.

Whilst the application drawings include a rear dormer it is noted that this element has been approved under application ref: HGY/2023/1726. Therefore, planning permission is not sought for this part of the development under this current application.

Site and Surroundings

The application site is a two-storey semi-detached property which is not located in a conservation area. The application property forms the right hand half of a pair of two-storey semi-detached houses. This property forms part of a row of similar such properties, however equally it is noted that the road is characterized by a variety of property types.

Relevant Planning and Enforcement history

HGY/2023/1726 - Certificate of Lawfulness Proposed: Dormer and hip-to-gable roof extension with three front rooflights.

2. CONSULTATION & LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring sites. 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

Objecting: 3

Supporting: 0

The following concerns raised in the objections received are summarised below:

- The proposed rear extension is too deep at 4.5m
- Loss of sunlight/daylight
- The materials (pebble dash) should be used for the extensions to match that of the existing house.
- The proposed two storey side extension will close the characteristic gap between the buildings.
- The proposed two storey side extension would set a negative precedent.
- The two storey side extension is so high and would have a negative impacts against neighbour's privacy and gardens

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design, appearance and impact on the 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.

Highgate Neighbourhood Plan (NP) Policy DH4 concerns side extensions which should respect the streetscape and not block or significantly infill the gaps between buildings, while being subordinate in scale to the original dwelling and complementing its character. Policy DH3 also requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 indicates that dormers should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear.

The surrounding area is residential in nature and is mainly characterised by semi-detached properties. The two-storey scale of these properties, the repetition of architectural features, the symmetry with adjacent counterparts of the same original design, and the similar material and colour finishes of the properties provide coherency to the character of this area. The rear of these properties benefits from relatively large rear garden with varying designs and sizes of single storey rear extensions.

The proposed two-storey side extension would sit behind the single storey side garage, being significantly set back from the front elevations. It is proposed to feature a gabled roof design and its proposed material compositions are a smooth rendered finish at first floor level whilst the single storey rear extension will have red bricks to match the existing brick work of the dwelling.

While the first-floor extension would enlarge the built form of the host house, within the context of the mass of such an extension being limited in size relative to the overall size of the property, the character and appearance of this property will not be adversely affected. Moreover, the front elevation to the first floor is very well set back as well as set in from the shared boundary with No 59, as such very much limiting its visibility and potential visual effect on the streetscene. In terms of the impact on the adjoining semi, given as mentioned above, the deep set back of such a side extension as well as the symmetrical arrangement of projecting first floor features with hipped roofs to each of these properties, these features would still remain as the principle visible feature to such properties when viewed in the street.

An acceptable gap would be maintained between the side of such an extension and the side of No 59 to prevent a terracing effect. Equally in considering the impact on gaps here, it is noted that the size of gaps vary, given the different building types, as opposed to their being a rhythmic pattern of gaps in the street.

Overall, such an extension is considered acceptable in design terms and would not have a detrimental effect on the host building or the wider street scene.

The proposed rear extension is acceptable in scale, height and bulk and would not represent an over dominant and intrusive addition to the rear of the dwelling.

The proposed materials of both extensions are broadly acceptable as they would match the existing materials of the host dwelling, with the exception of the proposed render finish for the first floor side extension. However, being cognizant of the presence of render finishes on dwellings in the immediate area, the proposed white render finish would not have any detrimental impact on the character and appearance of the area in general.

Consequently, proposed development as a whole is in general accordance with Policies DM1 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.

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.

It is noted that concerns are raised about the impact of such an extension on the amenity to No 59. In terms of impact on conditions of daylight and sunlight, such an extension is too low in height to

materially block sunlight and daylight, with equally such an extension sitting in shadow of the flank wall and current roof form to this property.

Equally the placing of such an extension here would not breach BRE guideline for assessing impact, which sets out a test recommending that at least half of a garden or open space receive at least two hours sunlight on March 21. No 59 it is noted benefits from a generous sized rear garden and as noted above a gap is still maintained between the properties here.

The dwellings being semi-detached possess wide and large gardens, therefore would be well contain larger extensions beyond the general depths of extensions acceptable under permitted development. The proposed 4.1m rear extension would have some impact on the adjoining site particularly no.55 due to its location on the close to their boundary, it is however not considered to be overbearing or significant, considering the presence of existing vegetation along the shared boundary. Equally such an extension would not be harmful to the amenity of this property in terms of conditions of daylight and sunlight.

As such the proposed rear extension is considered acceptable and would not result in adverse impacts against adjoining sites with regards to loss of outlook, loss of daylight/sunlight and an increased sense of enclosure.

Conclusion

The proposal is considered acceptable in terms of design and its impact on the character and appearance of the host property and the residential amenity of neighbouring occupiers.

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 Prior to the first occupation of the development hereby approved, the first floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 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: 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 his ownership.