



Officer Report

Application Number:	HGY/2023/1880
Application Type:	Householder planning permission
Address:	48 Great North Road, Hornsey, London, N6 4LT
Proposal:	Proposed rear and side extensions on the ground floor, 2nd floor roof terrace and rebuilding of the existing garage to be in line with the front of the building.
Case Officer:	Eunice Huang
Valid Date:	07/08/2023
Applicant:	Mr Mike Sheath
Agent:	Mrs Amber Short

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultation responses were received.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for proposed rear and side extensions on the ground floor, 2nd floor roof terrace and rebuilding of the existing garage to be in line with the front of the building. This involves the demolition of the existing garage, conservatory, bathroom and kitchen on the ground floor.

3.2 The application site is a three storey semi-detached dwelling. The site is located on the north-eastern side of Great North Road. The site forms a pair with the semi-detached dwelling to the north-west. The site is located in a residential area, and is adjoined by a rail line to the rear (north-east).

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

3.4 The proposed side and rear extension extends approximately 1.98m from the existing rear façade of the ground floor bathroom, and 4.5m from the existing rear façade of the lounge room. The extension spans the width of the site, which is consistent with much of the existing ground floor footprint. The extension would be subservient to the existing three storey dwelling and it would not dominate neighbouring properties. The rear extension has a similar scale to that of the semi-detached dwelling within the pair, at No. 50 Great North Road. There is an increase in height in the replacement side extension, but the proposal rationalises the roof form on this side of the dwelling, which is currently disjointed.

3.5 The proposal also includes the reconstruction of the garage with a new façade. The garage would be rebuilt in red brick to match existing. Its façade is proposed to replicate the detailing of the existing bay and emulate the side extension of the adjoining neighbour at No. 50. Timber doors are proposed for the garage. The front façade would be flush with the adjacent wall of the dwelling entrance hall. However, the garage would remain recessed behind the bay of the dwelling. The siting and scale of the garage development is subservient to the dwelling and neighbouring properties, and would not detract from the street scene.

3.6 A roof terrace is proposed to the rear of the second floor, above the existing utility room which is to be converted to an ensuite. The roof terrace has an approximate trafficable area of 2.7m by 3m within the railings. White metal railings are proposed, bolt fixed into the parapet, to match the railings of the roof terrace at No. 50. In terms of design and appearance, this is acceptable. The railings would be of a lightweight construction and would not add considerable bulk and scale to this roof, which is recessed from the side boundaries and the rear façade of the ground floor.

3.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposed additions are primarily located at the ground floor level, minimising overshadowing and outlook impacts. The roof terrace railings on the second floor level would not appear overbearing to neighbouring properties, because of its reasonable scale and separation distance from adjoining sites.

3.8 Privacy impact must be considered in the assessment of the proposed roof terrace. The applicant's Design & Access Statement cites a number of precedents for roof terraces in the surrounding area: "Taken from Google Earth it is evident that house no. 34, 40, 50, and 52 all show roof terraces." It is unclear if planning permission was granted for all the precedents cited; nonetheless, the second floor balcony/terrace was approved at No. 52 under application reference OLD/1988/0468. Notwithstanding this, the surrounding development characteristically exhibits a degree of mutual overlooking from windows up to the second floor level. Not only are rear gardens overlooked by rear glazing; the side windows of the subject site at No. 48 and the south-east adjoining dwelling at No. 50 enables cross-viewing between these properties. Many of these side windows at No. 48 and No. 50 directly face each other. In this context, the addition of a roof terrace would not adversely increase overlooking impact. The privacy impact is thus considered acceptable in this instance.

3.9 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 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.

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

4. RECOMMENDATION

GRANT PLANNING 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.

- 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.