



Officer Report

Application Number:	HGY/2023/2132
Application Type:	Householder planning permission
Address:	7 Church Vale, Hornsey, London, N2 9PB
Proposal:	Single storey rear and side extensions, loft conversion including hip to gable and rear dormer extensions to the roof, and associated internal alterations.
Case Officer:	Josh Parker
Valid Date:	07/08/2023
Applicant:	Ms Eleni Bakra
Agent:	Mr Marek Redo

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 7 Church Vale Hornsey, is a 2 storey semidetached dwelling in use as a family home. The area is comprised of other residential buildings, differing in architectural design from the same era. The building is not listed nor in a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the front of the dwelling:
Extend the kitchen & rear reception area towards the back while also converting a part of the garage into a utility & gym space. The first floor to undergo minor adjustments to the internal walls to enhance the layout & size of the existing bedrooms. A loft conversion will be added, which will include a bedroom, walk-in storage, & an en-suite.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CONSULTATION

No consultation was sought nor received.

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,
2. Impact on neighbouring amenity

Design and Appearance

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 proposal for a full width rear extension and dormer along with additional ancillary internal and external alterations including the garage being redesigned and brought forward to follow the host building line. Rear modifications are common in the context of Church Vale, large rear extensions and dormers can be seen on the neighbouring addresses at Nos. 1 and 5. Such works to the rear in this instance would be subordinate and subservient with the principle established.

Works to the roof would involve adding a hip facing south to create additional space, and allow a larger, more traditional dormer design. It should be noted there are 4 rooflights proposed to the front elevation and 4 to the rear above the dormer, these are all evenly spaced and do not create any visual nuisance. Although there are not obvious examples of roof apexes being altered/extended in the proposed fashion, the lines involved will still flow with the rest of the street and therefore would not be out of character. Furthermore, the dormer works are all proposed well below the apex and brought in 0.2m from northern and southern edges.

Ground floor works would be single storey, filling in the walking access at the front and bringing the garage forward so that the front of the dwelling will follow the same line as the dwelling and mirror No. 9. The extension to the rear would extend 3.35m and be wedged in between the neighbour's rear extensions. All materials would be of a high quality, matching or complementing the existing.

All works are respectful and complementary to the pattern of the dwellings on Church Vale and would not compromise the host property and surrounding area, in accordance with the aforementioned policies.

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 ground floor extensions are all internalising gaps with the host building and the neighbouring dwellings as they have all completed similar ground floor works. The dormer and roof works would introduce a minor level of additional shading to No. 9 however the works are well setback from boundaries and therefore would be acceptable in regard to shading.

All works proposed meet all amenity tests when considering effects on light, noise, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and 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.

CIL APPLICABLE

The increase of internal floorspace would not exceed 100sqm and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

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 their 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.