



Officer Report

Application Number:	HGY/2023/2149
Application Type:	Householder planning permission
Address:	28 Palace Road, Hornsey, London, N8 8QJ
Proposal:	Single storey rear extension to terraced house and replacement windows throughout.
Case Officer:	Josh Parker
Valid Date:	08/08/2023
Applicant:	McKeon and Taschler
Agent:	Mr Kieran Hawkins

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 28 Palace Road, is a 3 storey terraced dwelling in use as a family home. The area is comprised of other residential buildings, with Victorian architectural design. 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:
Single storey rear extension to terraced house and replacement windows throughout.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.
PRE/2021/0304- Single storey rear extension proposed to terraced house.

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 ancillary internal and external alterations. Rear modifications are common in the context of Palace Road, full width rear extensions and dormers can be seen on the neighbouring addresses at Nos. 12 and 30. The proposal can be summarised by the following bullet points:

- Construct a rear full width single storey extension to the rear of the house, 3m beyond the current bay window on the back of the current outrigger and no further than the neighbouring extension, and 8.6m beyond the rear wall of the original rear wall.
- Wood burner as part of the ground floor extension.
- Rooflight on outrigger over bathroom.
- Replacement of all existing sash windows with new double glazed sash windows to match existing.
- Addition of water butt to the front of the house.
- Internal refurbishments/alterations.

Ground floor works would be single storey, internalising a small section of the rear garden. The extension to the rear would fill in the remaining western side and extend 3m, wedged between the neighbour's rear extensions which differ in depth. Both adjoining properties have been extended by way of rear extensions, differing in footprint and size. The adjoining property at No 30, specifically the ground floor flat has been extended by way of a part infill side and a part rear single storey extension (LPA Ref: HGY/2017/3343). There is a small gap between the side of this extension and the shared boundary line with No 28, providing light to a window.

The proposal is for an 'L shaped extension', namely an infill side extension, infilling the lightwell space next to No 30, projecting out to the depth of the rear extension to No 30. To the other side the extension will project beyond the rear building line of No 26, specifically the extension will project 3m beyond the current bay window on the back of the current outrigger.

Furthermore, the proposed rooflights and window changes would be acceptable. All materials would be of a high quality, matching the existing brick. Such works listed above are considered acceptable in this setting as it is keeping within the local context.

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

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 proposal with identical proportions was assessed in the 2021 pre-application mentioned above. Following observations were made by the officer at the time regarding the amenity of the neighbouring properties:

It is noted that the flank window in the flank wall of the neighbours outrigger (at No, 30) already faces the wall of an existing infill extension. Mindful of this, conditions of light and outlook to No 30 are not considered to be affected to nay materially harmful degree by the proposal.

Equally it is pointed out that the Local Planning Authority would not be able to penalise or prevent another party from carrying out some form of infill extension and expect clear/ oblique lines of outlook in respect of a side window into a neighbouring garden. Typically, in relation to most properties outlook and light to windows are on the front and rear elevation with side windows constrained by adjacent boundaries and vegetation providing more limited sources of light and outlook. When submitting this application, the inclusion of photos within a Design & Access Statement would be of help to show this neighbouring extension/ window, so as to fully understand the impact here.

Owing to the scale, location and relationship to neighbouring buildings, it is considered that the extensions would not result in a material loss of privacy, outlook, loss of sunlight/daylight nor undue increase in enclosure levels and therefore complies with the Haringey's Local Plan and Haringey Development Management Policies 2017.

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 unless otherwise stated on the plans hereby approved.

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.