



Officer Report

Application Number:	HGY/2023/1324
Application Type:	Householder planning permission
Address:	20 Palace Road, Hornsey, London, N8 8QJ
Proposal:	Full width ground floor rear side extension
Case Officer:	Josh Parker
Valid Date:	18/05/2023
Applicant:	Mr&Mrs gareth stokes
Agent:	MR gareth Stokes

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 20 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.
OLD/1987/1485 - Conversion into two self-contained flats. Approved 10/02/1987.
HGY/2011/0061 - Erection of single storey rear/side extension. Approved 10/01/2011.
HGY/2011/0336 - Certificate of Lawfulness for conversion of two flats into a single dwellinghouse.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0
Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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.

Ground floor works would be single storey, internalising a small section of the rear court yard. The extension to the rear would fill in the remaining western side and extend 3m to join the existing extension line and therefore the depth has already been established. Both adjoining properties have not been extended by way of rear extensions, however 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 are also other examples of extensions following similar lines namely No. 12, 14 & 16. As such the 'L' extension stretching 3m beyond the outrigger which seems to be the sweet spot within the terrace in this instance.

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.

Amenity Comments

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.

While the proposed building would contribute to additional bulk on the boundary shared with No 22, the addition would be of a modest height of 2.785m and is internalising a small section of courtyard as mentioned above. This would not create any additional nuisance when compared to the existing

situation regarding light and sense of enclosure. Such additions are small scale, subordinate to the host and existing extensions and would not contribute to the windows of the living areas of 22, more than existing and therefore, would be acceptable regarding shading.

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 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.