



Officer Report

Application Number:	HGY/2023/2146
Application Type:	Householder planning permission
Address:	19 Womersley Road, Hornsey, London, N8 9AE
Proposal:	Single storey rear Infill extension
Case Officer:	Ben Coffie
Valid Date:	08/08/2023
Applicant:	Mr / Ms Jonathan / Vivien Hogg / Thomason
Agent:	Mario Pilla

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

This application is for an infill rear extension to facilitate the enlargement of an existing rear extension. The proposed rear extension will measure 2.4m in width, 3m in height however 3.4m in maximum height due to its raised roof and 4.5m in depth.

Site and Surroundings

The application site is a two-storey terrace property located on the east side of Womersley Road. The site is not located in a conservation area and not a listed building.

Relevant Planning and Enforcement history

HGY/2005/0990 - Erection of single storey rear conservatory extension.

HGY/2000/0304 - Erection of a full width rear dormer window. Removal of rear addition pitched roof to be built up to facilitate enclosed terrace and access door.

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: 0
Objecting: 0
Supporting: 0

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.

The proposed rear infill 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 extensions are broadly acceptable as they would match the existing materials of the host dwelling and the existing rear extension. Therefore, the proposed extension would not have a detrimental impact on the character and appearance of the area in general.

Consequently, proposed development 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.

The proposed extension would be located along the shared boundary with no.17 hence its solely likely to have an impact against the occupiers of this neighbouring site. However, it is noted that due to the sloping land level of the street, the building height and garden level of no.17 is higher, therefore the proposed extension would not appear overbearing when viewed from this neighbouring site. Moreover, the presence of natural vegetation along the boundary would also minimise adverse harm against their amenity.

As such the rear infill extension is considered acceptable and should not result in overbearing impacts against adjoining sites with regards to loss of outlook and an increased sense of enclosure.

Conclusion

The proposal is considered acceptable in terms of its impact on the character and appearance of the host property, surrounding conservation area and upon the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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 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: 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.