



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2160</b>                                                                                                       |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                     |
| <b>Address:</b>            | 5 Bourne Road, Hornsey, London, N8 9HJ                                                                                     |
| <b>Proposal:</b>           | Partial demolition of existing back extension, new full width rear extension, loft conversion with a dormer and rooflights |
| <b>Case Officer:</b>       | Ben Coffie                                                                                                                 |
| <b>Valid Date:</b>         | 09/08/2023                                                                                                                 |
| <b>Applicant:</b>          | Mrs Mary CALVERT                                                                                                           |
| <b>Agent:</b>              | Mr Michal OGLAZA                                                                                                           |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

#### 2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 Partial demolition of existing back extension, new full width rear extension, loft conversion with a dormer and rooflights

Site and Surroundings

2.2 The application site is a two storey mid-terrace dwelling house located on the eastern side of Bourne Road. The site is located approximately 300m east of Crouch End district centre. The site is located in Crouch End Conservation Area. It is not a listed building.

Relevant Planning and Enforcement History

2.3 No relevant history

#### 3. CONSULTATION RESPONSE

3.1 No consultation responses were received.

#### 4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters, site notice and press advert. The number of representations in response to notification and publicity of the application. One objection was received against the application mainly raising the following concern.

- Loss of sunlight/daylight due to the height of the extension.

## 5. REASONS FOR GRANTING PERMISSION

5.1 The application entails the erection of ground floor rear extension to the mid-terrace dwellinghouse together with a roof dormer. The extension spans the width of the site however is proposed with parapet walls on the sides on the shared boundary. The extension is proposed with a gable roof design with a maximum height of 4.6m.. The application also proposes a rear dormer which would have a width of 3.4m, a height of 2.4m and a depth of 4m. One rooflight is proposed on the rear roof slope and one on the existing front gable of the main house.

5.2 The proposed single storey development would appear subordinate in scale to the main building. The proposed height and alignment of the extension appropriately responds to the built form of development along Bourne Road. The extension would not visually dominate the neighbouring development or the rear garden.

5.3 The proposed roof extension is considered acceptable in scale and bulk. Given it would not take up the full width of the existing rear roof slope, it would appear proportionate and will integrate appropriately and coherently with existing precedents of dormer roof extension in the immediate area. No concerns are raised against the proposed rooflights as their numbers would not create any visual clutter over the front and rear roof slope.

5.4 The extension does not project beyond the existing extension at no.6, therefore offsetting potential amenity impacts. With regards to no. 4, given the pitch of the roof at its highest point would be in the middle of the extension, its height along the shared boundary is considered acceptable. 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, or heightened sense of enclosure to neighbouring properties.

5.5 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies 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.

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

## 6. RECOMMENDATION

Grant Planning subject to conditions detailed in the decision notice.

### 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: 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.