

Application Number:	HGY/2023/1858
Application Type:	Householder planning permission
Address:	111 Effingham Road, Hornsey, London, N8 0AE
Proposal:	Single storey ground floor extension and rear roof extension with terrace
Case Officer:	Emily Whittredge
Valid Date:	13/07/2023
Applicant:	3 Ms Ksenia Yumasheva
Agent:	- Cuzzo Fleming

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey mid terrace dwellinghouse on the north side of Effingham Road. Houses within this part of the terrace feature two storey closet wings. There are a number of examples of roof extensions in the area, as well as single storey rear extensions of various scales and designs.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 direction - HMOs policy: DM17

Family Housing Protection Zone policy: DM16

Critical Drainage Area policy: DM26

3. Relevant Planning and Enforcement History

Planning Cases

1. HGY/2023/1645 - Certificate of lawfulness for a rear roof extension. Granted 29/06/2023

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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 and 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.

There are a few examples of dormers and outrigger extensions within the terrace, and within the wider area. The application seeks a rear roof extension over the closet wing with roof terrace, and a single storey wraparound extension. A certificate of lawfulness was recently granted for a roof extension of the same form and size, and this is a significant material consideration when considering the current application. The roof addition would be clad in standing seam zinc with aluminium windows. While the external cladding would contrast with common roof materials in the locality, there are a wide variety of colours and textures present within the roofscape of the terrace and the wider area. On balance, the use of metal would not adversely affect the character of the area, and furthermore, the materials are considered to complement the non-traditional design of the extension and form a cohesive development.

The roof terrace was reduced in scale and scope due to officer concerns, and these amendments are considered to sufficiently address matters of visual bulk and amenity.

The single storey rear extension would retain a lightwell in the side return, and would project 1.5m beyond the closet wing. The proposal would overall appear proportionate and subordinate to the rear elevation and in line with similar rear extensions in the area. The extension would be a high quality design in line with policy DM1.

6. 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 the amenity of neighbouring residents.

The single storey wraparound extension has been reduced in scale on the boundary along the side return due to impact on the neighbouring property. As such, the structure would not be unduly tall or bulky and is not considered to give rise to unacceptable loss of light or outlook. The proposed roof extension would have no greater impact on neighbours than the development allowed under

permitted development rights and established in principle through the approved certificate of lawfulness. The side-facing windows and balustrade to the roof terrace would be obscured and this would be secured by condition. The proposal would therefore not give rise to overlooking of neighbouring properties or loss of amenity. As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the locality and would not result in material harm to the residential amenity of neighbours.

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

8. RECOMMENDATION

Grant permission subject to condition(s):

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 drawing nos. 004C, 005D, 006C, 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.

- 4 Prior to the commencement of the use of the roof terrace hereby approved, the parts of the balustrade facing the side elevation shall be obscure glazed and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development

Management DPD 2017.

- 5 The upper floor windows facing the side elevations shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.