



Officer Report

Application Number:	HGY/2023/1420
Application Type:	Householder planning permission
Address:	70 Muswell Hill Place, Hornsey, London, N10 3RR
Proposal:	Proposed rear extension to ground and lower ground level.
Case Officer:	Ben Coffie
Valid Date:	29/05/2023
Applicant:	Mr Amor Wong
Agent:	K Sisodia

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application proposed a two-storey rear extension from lower ground level. The proposed extension would measure a depth of 4m and a height of 5.1m. The proposed extension would take up the full width of the site.

The proposal has been amended from that submitted with the ground floor element of the extension having been set in from the southern boundary by 1.5m and the reduced in depth to 3m.

Site and Surroundings

The site is a two-storey dwelling with rear lower ground level located on the east side of Muswell Hill Place. The site is not located in a conservation area.

Relevant Planning and Enforcement history

HGY/2023/1607- Proposed dormer roof extension, hip-to-gable and a front rooflight.

3. CONSULTATION RESPONDS/ LOCAL REPRESENTATIONS

The application has been publicised letters. 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

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact of the proposed development on the character and appearance of the area;
2. Impact on the amenity of adjoining occupiers.

Design & impact on the character and appearance of 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.

As per the amended plan the design, bulk and choice of materials for the proposed extension would be subordinate in scale and to the host building. The extension would not be visible from public vantage points. The proposal is considered acceptable in design terms.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 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 the amenity of adjoining occupiers

London Plan 2021 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.

Development Management DPD 2017 Policy DM1 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 abuts the raised timber terrace at ground floor level at the adjoining property No.72, however it is not thought to result in any overbearing impacts given its depth and height at ground floor level is acceptable. Due to the slope in land levels, the application site sits slightly above the adjoining site at No. 68. The extension as initially proposed would have read as an overbearing two-storey addition when viewed from the side garden access between the two-storey outrigger to No 68 and the shared boundary with the application site. However, the extension has been set in and reduced in depth at ground floor level. Such changes mitigate adverse impacts to their amenity.

Consequently, the proposed development would not impact negatively on the residential amenity of the occupiers of this neighbouring site, in relation to loss of daylight/sunlight, loss of outlook and an increase sense of enclosure.

As such the proposal is considered to be in accordance with the policies outlined above.

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to condition:

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: 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: 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.