



Officer Report

Application Number:	HGY/2023/2186
Application Type:	Householder planning permission
Address:	12 Priory Avenue, Hornsey, London, N8 7RN
Proposal:	Full width ground floor side and rear extension
Case Officer:	Josh Parker
Valid Date:	11/08/2023
Applicant:	Mr Paul Wedgbury
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 12 Priory Avenue, Hornsey, is a 3 storey mid-terraced building in use as flats. The area is comprised of other residential Victorian styled buildings comprised of red brick. The building is not listed however, nor within a conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

Full width ground floor side and rear extension.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application:

HGY/2012/1781 - Conversion of upper floors from 1 x four bed flat to 2 x two bed self contained flats.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

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 and appearance,
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.

The proposal is for an 'L shaped extension', namely an infill side extension, projecting out approximately 0.5m from the window bay of the outrigger. The side infill would have a mono pitched roof with rooflights sitting approximately 2.8 on the shared boundary with No 14.

Arguably the L shaped extension here would be bulky in size, but it would be subservient to the main three-storey form to the house as well as the two-storey outrigger. Viewed within the wider context of other large infill side and rear extensions, the extension here would have no adverse impact on the character of the area. Such extensions are a common feature to the rear elevations of other buildings in this terrace.

All materials proposed would be matching or complementary of the host building and therefore, the proposed works are acceptable through a design lens and would not harm the continuity or rhythm of the terrace or beyond.

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.

The proposed works would involve roughly 8m of wall single storey wall to be constructed on the boundary shared with No 14. Infill like this is in common through out the terrace as mentioned above. The wall is of a modest height and poised between two 2 storey outriggers, and therefore would not have an unacceptable effect on daylight or sense of enclosure. Moreover, there would be no additional windows facing the neighbouring properties. As such the proposed infill extension would adhere to all amenity tests and aforementioned policy and therefore is acceptable in regard to amenity.

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.

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.

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.