



Officer Report

Application Number:	HGY/2023/2195
Application Type:	Householder planning permission
Address:	72 Priory Road, Hornsey, London, N8 7EY
Proposal:	Demolition of existing single storey garage and utility room to the side of the property and the erection of a new single storey side extension to form a study.
Case Officer:	Oskar Gregersen
Valid Date:	14/08/2023
Applicant:	Mr Daniel Cheifetz
Agent:	

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Material to match.
- 4) No rendering, cladding or painting of the extensions brick work.

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This application is a resubmission of a previously refused application, for the demolition of existing single storey garage and utility room to the side of the property and the erection of a new single storey side extension to form a study at the dwellinghouse.

Site and Surroundings

The application site is a semi-detached dwellinghouse, a short distance from Alexandra Palace Park, benefitting from large front and rear gardens. The site fronts Priory Road, with a small green area separating the application site from Priory Road. The surrounding area is characterised by a mix of architectural styles and rooflines, with many properties having bay windows and gables, however these details are not wholly consistent.

The site is not located within any conservation area, nor is it locally listed.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

PRE/2023/0142 Demolition of existing garage and utility room at the property and creation of a new side extension to house a study and utility room. **Advice Given.**

HGY/2023/1338 Planning application for the demolition of existing single storey garage and utility room to the side of the property and the erection of a new single storey side extension to form a study at the dwellinghouse. **Refused.** Appeal submitted.

HGY/2023/0323 Certificate of lawfulness for proposed 3m rear extension and loft conversion comprising rear dormer. **Permitted Development.**

HGY/2023/0292 Application for Prior Approval for the erection of single storey extension which extends beyond the rear wall of the original house by 3.75m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m. **Prior approval not required.**

HGY/2022/4421 Application for Prior Approval for the erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m. **Prior Approval Refused.**

LOCAL REPRESENTATIONS

The application has been publicised by way of 39 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: 5

Objecting: 5

Supporting: 0

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Proposed development out of character for the area

Of the comments submitted, their overall content pertains to the height of the proposed wall along the boundary with Park Avenue North, with all of the submitted comments stating that the proposal is out of character for the area.

The following issues raised are not material planning considerations:

No non-material objections were raised.

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

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 application site is located at the corner of Priory Road and Park Avenue North, and the application proposes a single storey side extension to replace the property's existing attached garage and extension. This is a revised application following the refusal of a similar proposal. It is noted that work has already commenced, with the garage and previous extension already demolished and construction work on a replacement extension well under way. In line with the Council's pre-application advice the height of the extension has been reduced to an eaves height of between 3.05 and 3.1 metres along the sites boundary with Park Avenue North, compared to to eaves height of between 3.3 and 3.4 metres on the refuse application. The height of the gable feature's apex on the proposed extension's front elevation has been reduced to from 3.7 to 3.4 metres. The proposed extension's set back from the front elevation has also been increased from 0.5 to 1.0 metres. The result is a more subordinate and respectful addition compared to the previous refusal.

Concern's raised by local residents relate mainly to the visual impact of having a high flank wall along the boundary of the property with Park Avenue North. The reduction in height of this wall from the refused proposal and additional set back from the front elevation results in a more appropriate relationship with the street. The proposal to contract the extension in a brick to match that of the existing house also helps it to sit comfortably within its surroundings. The future rendering, cladding or painting of the wall would not be appropriate and a condition is proposed requiring the LPA's content before any such change is made.

The revised scheme is considered acceptable in design and appearance terms.

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.

By virtue of the location of the site, Officers deem that the proposal would not have any adverse impact on neighbours access to light, or cause any overshadowing of neighbouring amenity space. Therefore the proposal would be in line with London Plan Policy D6, as well as DPD Policy DM1, and the proposal can be supported in amenity terms.

Conclusion

The proposal is considered acceptable, as amendments have been made to the proposal that bring it into accordance with policy as per the recommendations of the Officer Report of HGY/2023/1338. Further the scale of the proposal would appear-subordinate to the host dwellinghouse and would not impact adversely on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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.

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 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.

- 4 No future rendering, cladding or painting of the exterior brickwork of the approved extension shall take place without the written approval of the Local Planning Authority.

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.