



Officer Report

Application Number:	HGY/2023/1671
Application Type:	Householder planning permission
Address:	2 The Campsbourne, Hornsey, London, N8 7PN
Proposal:	Proposed single storey rear extension, change of position of the front door, new ground floor window on side of the property and new fencing and gate access
Case Officer:	Ben Coffie
Valid Date:	16/08/2023
Applicant:	Ms Carmel Gill
Agent:	Mr Richard Domenech

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development

This application is for a single storey rear extension measuring a depth of 3m, a width of 3.5m and a height of 3m. The proposal also includes the installation of a side window on the southern elevation and the relocation of the front door slightly towards the existing front window.

Site and Surroundings

The application site is a two-storey end of terrace property located on the east side of The Campsbourne. The area is predominantly residential in character however the site abuts a mixed use commercial/residential building on Hornsey High Street.

The site is not located in a conservation area however is adjacent to the Hornsey High-Street conservation area.

Relevant Planning and Enforcement History

N/A

CONSULTATION & LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design, appearance and impact on 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.

The proposed rear extension is acceptable in scale, height and bulk and would not represent a dominant and intrusive addition to the rear of the dwelling. The proposed materials extensions are broadly acceptable as they would match the existing materials of the host dwelling.

It is recognised that the front elevation of the property is unique in its design and proportion as compared to other dwellings within the terrace. Therefore, the relocation of the front door would not disrupt the established design and appearance of the front elevations of the dwellings on the street.

Lastly, the installation of the side window at ground floor level is not considered to significantly change the appearance of the host dwelling in a negative way due to its acceptable size and design.

Consequently, proposed development in its entirety would not constitute any detrimental impact against the character and appearance of the host dwelling and area in general or the adjacent conservation area.

As such is in general accordance with Policies DM1 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 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.

The proposed rear extension would be considered moderate in scale and bulk and would not result in overbearing impacts against adjoining sites with regards to loss of daylight/sunlight and outlook and an increased sense of enclosure.

Equally the proposed side window and relocation of the front door are minor works which would not cause the above mentioned amenity impacts. It is noted that where the new window would be located faces the rear of the ground floor commercial units while residential units are located above, therefore such window would not result in any loss of privacy to any residential dwellings.

Conclusion

The proposal is considered acceptable in terms of its impact on the character and appearance of the host property, surrounding conservation area and upon the residential amenity of neighbouring occupiers.

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

RECOMMENDATION

Approve subject to the following conditions:

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.