



Officer Report

Application Number:	HGY/2023/1663
Application Type:	Full planning permission
Address:	46 Endymion Road, Hornsey, London, N4 1EQ
Proposal:	Single storey lower ground floor extension and extension of existing rear dormer.
Case Officer:	Eunice Huang
Valid Date:	17/08/2023
Applicant:	Allen Dalili
Agent:	Mr Mirsad Krasniqi

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultation responses were received.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for proposed lower ground floor extension and loft extension to a mid-terrace dwelling.

3.2 The application site is a four storey mid-terrace dwelling. The building comprises four flats; one on each floor. The site is located on the northern side of Endymion Road. The site is located in a residential area. Finsbury Park is located opposite the site, to the south of Endymion Road.

3.3 The planning history of the site has been taken into account when coming to this decision.

3.4 The proposed rear extension on the lower ground floor extends for a depth of 3m from the existing rear façade of the Flat 1. It spans the width of the site, which is consistent with the existing footprint. The addition has an approximate height of 2.65m, to match the existing ceiling height of the lower ground floor level. The extension accommodates an enlarged kitchen/dining/living room, and an enlarged bedroom. This rear extension requires the demolition and replacement of the existing external stairs leading from the rear garden to the ground floor flat.

3.5 The extension would be subservient in bulk and scale to the existing four storey dwelling and neighbouring properties. Nor would the proposed footprint dominate the rear garden. It is noted that a similar extension is proposed on the east-adjointing site at No. 47, to mirror the proposed

development at the subject site – it is under consideration under planning application reference HGY/2023/1649.

3.6 The proposal also includes a side extension to the existing loft, on the second floor level. The existing loft is composed of a rear dormer sited adjacent to the western side boundary. The proposal extends the dormer to the east, with changes to the rear glazing. The dormer extension maintains the existing rear alignment and height of the existing dormer. The dormer extension would be subservient to the existing four storey dwelling and its roof form. The dormer is recessed from the rear gardens and rear facades of outriggers on the lower levels of the subject site and surrounding properties. It would not dominate the host building or neighbouring properties.

3.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The subject site and neighbouring properties along this side of Endymion Road benefit from the north-south orientation of the lots; the extensions are located to the north of the host building and neighbouring properties, minimising overshadowing impacts. In relation to overlooking, the proposed changes to the external rear stair access and changes to the rear glazing do not cause material adverse privacy impacts compared to the existing degree of overlooking and cross-viewing available from existing windows and stairs of the subject site and neighbouring properties.

3.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 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.

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

4. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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: 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.

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.