

Application Number:	HGY/2023/1056
Application Type:	Householder planning permission
Address:	124 Weston Park, Hornsey, London, N8 9PN
Proposal:	Proposed single storey side/ rear extension.
Case Officer:	Ben Coffie
Valid Date:	25/05/2023
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Applicant:	Ms Nina Hattam
Agent:	Ms Melissa White

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of this application.

2. REASONS FOR GRANTING PERMISSION

2.1 The application property is a mid-terrace dwelling house located on the northern side of Weston Park. The houses within the terrace have deep outriggers and sit in mirroring pairs. The site is not located within a conservation area.

2.2 There is no planning history in relation to the site.

Design & appearance

2.3 The proposal is for the erection of a single-storey side and rear extension. The proposed side extension would directly abut the boundary with No 126 and would extend for some distance along its length. The rear extension would project 3m on the boundary with No 122. The design of the proposed extension will use brickwork to link with the historic brickwork and the extension will have an asymmetrical pitched roof form with the bulk of the extension on both shared boundaries pitching into a higher ridge height.

2.4 As a single storey structure and relative to the height of the outrigger and rear elevation and extent of the rear garden remaining, such an extension would be a subservient feature. Mindful that the ground floor level to the current outrigger and the proposed extension here, sit at a lower ground floor level relative to the main part of the house, such an extension will be a subservient feature.

2.5 Overall, such an extension would respect its surroundings and the character and appearance to the area would not be harmed.

Impact on neighbouring amenity

2.6 It is accepted that the depth of the extension along the boundary with No 126 is relatively deep, however as noted the floor level of the proposed extension is lower/ sunken relative to the ground floor level to the main part of the house to No 126. As such the height of the extension on the shared boundary relative to the inner rear window to No 120 is considered to be on-balance acceptable.

2.7 As per an additional plan submitted the proposed extension would not obstruct a 45 degree angle drawn from the top of the extension in relation to the centre of the inner window to No 126. The amount of diffused daylight reaching this window and other side windows to No 126 would not be adversely affected. The side windows to No 126 already look onto a high two-storey outrigger, with such windows equally expected to be secondary windows. No objection was received from the occupiers of No 126 in respect of such an extension.

2.8 In relation to No 122, the extension would sit comfortably in relation to the nearest window property and also within the threshold of 'permitted development', overall meaning that there would be no harm to the amenity to the occupiers of this property.

2.9 Overall, despite the relatively deep nature of the infill side and rear extension relative to No 126, it is concluded that the living conditions of the occupiers of adjacent/ neighbouring occupiers will not be adversely affected.

2.10 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of the 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. RECOMMENDATION

GRANT 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: 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.