Officer Report

Application Number:	**HGY/2023/2273**
Application Type:	**Householder planning permission**
Address:	27 Woodside Avenue, Hornsey, London, N6 4SP
Proposal:	Erection of single storey wraparound extension to side and rear, formation of new steps to garden, new Upvc windows to replace existing windows, external and internal alterations (AMENDED DESCRIPTION).
Case Officer:	Cameron Sturges
Valid Date:	22/08/202 3
Applicant:	Mr Arvind Kohli
Agent:	Mr RAHUL TAHEEM

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site contains a 2-storey semi-detached dwellinghouse located on the north/northwestern side of Woodside Avenue. The rear terraces of Woodside Avenue are characterised by large rear gardens and extensions comprising different architectural forms. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Proposed Development

2.3 This scheme proposes a single storey flat roof wraparound extension to the side and rear, installation of steps, replacement windows and internal and external alterations.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision and is listed below:

HGY/2023/2274 – Certificate of Lawfulness for a proposed rear dormer demolition, loft conversion involving side and rear wrap around dormer, 2no. front facing roof lights and the erection of an outbuilding – Under assessment

3. CONSULTATION RESPONSE

3.1 None consulted.

4. REPRESENTATIONS

4.1 The application has been publicised by way of 8 letters. No representations were received in response to notification and publicity of the of the application.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design & appearance; and
2. Impact on neighbour amenity.

Design & appearance

5.2 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.

5.3 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.

5.4 The character and appearance of this section of Woodside Avenue features an array of extensions of architectural merit. The scheme proposes a wraparound extension with a flat roof to the side and rear of the host property which will not project beyond the rear walls/extensions of both neighbouring properties. Updated plans show that the side extension will be 13.4m in depth and 2.5m in width with a maximum height of approximately 3.68m, replacing an existing small side extension. The height of the proposed side extension will not be greater than that of the existing side extension. The rear/infill extension will be 3.6m in depth and 3.15m in width and have a maximum height of 3.6m. Updated plans show the height of the proposed extension overall has been reduced by 500mm in height. The extension will be pulled in slightly from the side boundaries.

5.5 Steps are proposed from the rear doors to rear gardens which steps down to the rear gardens. The proposal will also include 5no. rooflights and 2no. obscure windows to the south-western flank wall. The scheme also seeks the replacement of existing windows with uPVC windows for all elevations.

5.6 Overall, the full scope of works proposed would be of acceptable design. There would not be an adverse impact upon the character and appearance of the host property, the surrounding area and the rear terraces of Woodside Avenue. The proposed extensions/alterations would be noticeable from the street, however, this is acceptable as it is keeping within the pattern of development of the area and uniformity of extensions and improvements to dwellings on this section of Woodside Avenue.

Impact on neighbouring amenity

5.7 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.

5.8 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 residents.

5.9 The extension facing No.25 will represent a similar height to the existing side extension, albeit the proposed extension here is much larger with respect to its scale given that it stretches nearly the full length of the host property on its north/northwestern boundary. Towards the rear of the property, the natural gradient slopes downwards towards the rear gardens which will obscure some of the height and bulk of the extension beneath the boundary fence. The host property is also stepped down from No.25 and is not built on the boundary which will not create any issues with respect to overbearingness, sense of enclosure or have an impact on daylight or sunlight. The extension facing No.29 has been reduced in height to 3.6m. The applicant has provided plans that indicate that the proposed extension will not create any harmful impact on daylight or sunlight to the rear window of No.29 when a 45-degree line has been drawn from the top of the side wall. Therefore, the height and depth of the extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

5.10 As mentioned in the above section, the windows on the southwestern elevations will include obscure glazing to not introduce any unwanted privacy issues with No.25. There will be no windows introduced on the northwestern elevation to the rear extension. There will be no significant material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

6. CONCLUSION

6.1 The proposal is considered acceptable in design and amenity terms and is consistent with policies DPD Policies DM1 and DM12, Local Plan (2017) Policy SP11 and London Plan Policy D6. Furthermore, the scheme is proportionate to the design and appearance of the host property and is keeping within the uniformity of development consistent with the rear terraces along Woodside Avenue.

6.2 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.

7. CIL APPLICABLE

N/A

8. 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.

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.