



Officer Report

Application Number:	HGY/2023/2272
Application Type:	Householder planning permission
Address:	9 Hermiston Avenue, Hornsey, London, N8 8NL
Proposal:	Installation of solar panels on both the dormer and rear extension.
Case Officer:	Josh Parker
Valid Date:	22/08/2023
Applicant:	Mr Mathew Cowan
Agent:	Humphreys & Sons

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The proposal site is a two-storey terraced dwelling situated on the eastern side of Hermiston Avenue. The site is not located within a conservation area. The property has been extended by way of a full width rear extension and full width rear dormer.

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

Installation of solar panels on both the dormer and rear extension.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

PRE/2023/0141- Pre application for installation of solar panels.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

4. CONSULTATION

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0

Support: 0

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development
2. Design and appearance,
3. Impact on neighbouring amenity

Principle of Development / Permitted development.

The installation of solar panels are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21 of the Local Plan. The installation of solar panels is generally welcomed pending on the design and layout.

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed solar panel additions fall outside of the permitted development threshold as they protrude beyond the apex of the dwelling being sited on the dormer. Specifically, the solar panels would sit on two sections of roof to the back of the property. A total of 10 panels would be placed on the flat roof of the dormer, these sit on A-frames, pitched to the northeast.

These panels slightly protrude beyond the apex by approximately 350mm with the most eastern 3 setback around 200mm from the true apex. This means these might be very slightly visible from the streetscape but would not discernible or openly visible.

The visible portions would run parallel to the apex and therefore would not seem incongruous. It should also be noted that there are several properties nearby on Hillfield and Rokesly Avenue that have solar panels on both rear and front roof slopes which were likely to be completed under permitted development.

The proposed works would appear to be subtle or incognito when compared to these examples indicating that the works would not harm the street-scene, consistent with the aforementioned policies.

Amenity Comments

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.

Such installations would not impact neighbouring amenity nor the visual amenity of the area, given the works here are restricted to the rear elevation of the property, specifically to areas of current flat roof.

Conclusion

The proposed works are considered to be acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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: 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.