



Officer Report

Application Number:	HGY/2023/1733
Application Type:	Householder planning permission
Address:	10 Firemans Cottages, Fortis Green, Hornsey, London, N10 3PB
Proposal:	Three storey side extension.
Case Officer:	Josh Parker
Valid Date:	30/06/2023
Applicant:	Ms Hayriye Mehmet
Agent:	

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The host property is a three-storey, end of terrace property, with the third floor accommodated within a mansard roof. It forms one end of a small terrace of the three relatively modern (c.2001-2002) three-storey town house style properties located on the eastern side of Fireman's Cottages.

The host property is not listed, but is located within the Muswell Hill Conservation Area.

PROPOSED DEVELOPMENT

Construction of a three storey side extension which would increase in the width of the entire building by approximately 1.2 metres. The proposal also involves the insertion of a additional windows in the front elevation at ground, first and second (mansard) levels on the front and the enlargement of windows and patio doors on the rear elevation. This is a renewal of a lapsed permission granted in 2019 (see planning history below).

Site History

All existing planning applications have been considered for this application:

HGY/2001/0308 - Land Adjoining Fireman's Cottages Fortis Green London N10 London - Demolition of existing ambulance station and erection of 3 x 4 bed terrace houses. - Grant permission - 26/10/2001.

HGY/2019/0229 - Construction of a three-storey side extension- Grant permission - 15/02/2019. (Lapsed)

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.

CONSULTATION

N/A

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters, press and site notice. 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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill conservation area,
2. Impact on neighbouring amenity.

Design and Appearance

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.

It should be mentioned that the proposal is identical to the 2019 permission mentioned above.

The host property forms part of a block of three terraced properties, constructed during the early years of the 21st Century.

It is noted that the current properties forming the terrace have a similar width. However, the property furthest north is set back from the front elevation of the two houses further south. As such, there is an existing level of disruption in the balance between the properties within the terrace.

While the proposed extension would increase the width of the building, this would only be extending the width of the building by approximately 1.2 metres. The materials would match that of the main building. As such, the extension would not be unacceptably disproportionate in relation to the existing building and would not adversely affect the appearance of the row of properties within the terrace.

The site is set back from the main road and given the limited contribution the buildings provide to the Conservation Area, an extension of the scale proposed would preserve the character and appearance of the Conservation Area.

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 development would bring the building closer to the rear of Delphi Court to the south of the site by 1.2 metres. It is noted that there are no ground floor residential windows to the rear of Delphi Court and the proposed development would not result an unacceptable relationship with the rear windows at upper floor levels. The host building is also due north of Delphi Court so would have a negligible impact upon light to habitable rooms within that neighbouring building.

The proposed windows in the side elevation are to be obscurely glazed and non-opening and restricted by way of condition as to not result in loss of privacy to any neighbouring occupiers.

Overall, the proposed extension would have an acceptable impact upon the residential amenity of neighbouring occupiers.

Conclusion

The proposal is considered moderate and 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.

- 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: 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: 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: 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.