



Officer Report

Application Number:	HGY/2023/1704
Application Type:	Householder planning permission
Address:	52 Collingwood Avenue, Hornsey, London, N10 3ED
Proposal:	Proposed full width ground rear side infill, internal alterations and all associated works.
Case Officer:	Josh Parker
Valid Date:	28/06/2023
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Applicant:	Paul Burke
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site comprises of a two-storey semi-detached dwelling situated near the bottom of the undulating Collingwood Avenue. The application site is located within the Muswell Hill Conservation Area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:
Proposed full width ground rear side infill, internal alterations and all associated works.

SITE HISTORY

All existing planning applications have been considered for this application:

HGY/2001/0886 - Erection of rear dormer window with two rooflights to front roofslope to facilitate a loft conversion. Approved 08/08/2001.

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

LBH conservation - No response

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters 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 CA;
2. Impact on neighbouring amenity.

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 works would replace an existing rear extension with a full width extension, all works would be to the rear and have no effect on the street scene. The extension would be 8.64m in width and 4.11m in depth by 3.51m in structure height. As such, the extension would appear bulky when interpreted from the dimensions alone however, it should be mentioned that a similar sized rear extension could be achieved through the means of permitted development as the site is only a conservation area and not restricted by an article 4 direction. This also can be applied to the loss of the rear bay window which is a prominent complementary architectural feature throughout the eastern side of Collingwood Avenue. This loss is not preferred however, Officers have to consider what the applicants could lawfully construct through permitted development as previously mentioned.

The extension finishes would be with glazing and white render which would have a neutral impact within the context of the host building and conservation area.

Overall, the rear extension is subordinate and proportionate to the host dwelling and would not cause unacceptable harm to the conservation area.

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.

When considering the effects on amenity the two obvious parties that need attention are the adjoining parcels being No 61 Grand Avenue to the south and No 50 Collingwood Avenue to the north. The northern property who shares the proposed party wall with the subject site would have the structure being 2.6m as the extension is stepped into the natural topography or original ground level. As such the effects on this neighbour would be a minor when considering all amenity tests. On the southern boundary shared with No 61 Grand Avenue, the presence of the existing extension on the shared boundary establishes a precedent.

The new addition would have a similar footprint however would be 0.8m higher than the existing as the parapet is proposed to extend up beyond the roof. Although the party wall would extend roughly 3.8m in height the extension only covers half of the shared boundary (approximately 4.0m) and replaces an existing extension and therefore a refusal for excessive height/reduce daylight would not be justified.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered acceptable in design and heritage terms. 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: 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.