

Officer Report

Application Number:	HGY/2023/2266
Application Type:	Householder planning permission
Address:	59 Woodland Gardens, Hornsey, London, N10 3UE
Proposal:	Single storey rear extension to existing lower ground floor level. Internal alterations. Rebuilding of existing 3 storey rear outrigger and alteration of outrigger roof. Rear dormer extension to principal roof.
Case Officer:	Josh Parker
Valid Date:	21/08/2023
Applicant:	Mr and Mrs Hill
Agent:	Mr Lewis Baker

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site is a semi-detached double fronted, two/three storey Edwardian era building with a handsome red brick facade with white painted decorative elements, timber sash windows and pitched slate roof.

Due to the slope of the site, the property appears as two-storey to the front, but has a lower ground level which creates a third storey to the rear at garden level. There is no lightwell to the rear as the site levels do not dictate the requirement of one. The material palette to the rear is of a yellow London Stock type brick with red brick quoins and banding. Openings to the rear elevation are less consistent with varying sizes and shapes.

The street is formed of short terraces with the properties having pitched gable roofs. Many of the properties have rooflights to the front and dormer extensions to the rear. Whilst the street facing scene has a level of consistency, the rear elevations are significantly more varied, with a mix of styles and architectural detailing

The property is located on Woodland Gardens, a primarily residential road south of Muswell Hill and close to Highgate Wood. The property is situated on the north side of Woodland Gardens and is not in a Conservation Area, nor is it statutory listed or locally listed.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:
Single storey rear extension to existing lower ground floor level. Internal alterations. Rebuilding of existing 3 storey rear outrigger and alteration of outrigger roof. Rear dormer extension to principal roof.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2004/1557 - Increased excavation of basement, creation of lightwell at front of property and insertion of door to rear elevation. Approved 13/08/2004.

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

No consultation was sought nor received.

LOCAL REPRESENTATIONS

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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
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 applicant wishes to rationalise the internal layouts to reduce the number of half levels and better unify the ceiling levels, and to provide the space required to allow 59 Woodland Gardens. Works can be condensed to the following:

- Creation of a single storey rear extension to the existing lower ground floor level, along with part lowering of existing stepped internal floor level to match existing internal levels.
- Internal alterations including new internal stair and part alteration of internal floor/ ceiling heights.

- Rebuilding of the existing rear outrigger and alteration of outrigger roof to remove the pitched element and replace with a flat roof more in keeping with precedent on the street.
- Rear dormer extension to principal roof to allow the creation of an additional bedroom suite.

Lower ground

A single storey rear extension is proposed to the existing lower ground. This would stop short of full width at 8m wide and will be approximately 3.3m deep from the existing rear outrigger line. It is proposed that the extension finished floor level will match that of the existing lower ground play room/utility floor levels (c74.67) and is therefore proposed that the existing Kitchen floor level (76.20) is dropped to match this. This is indicated by the hatched area on plan. This will create a uniform level throughout the lower ground floor, remove the awkward access from the half stairs and also improve the connection with the rear garden which will now have uniform level access.

Ground Floor

It is proposed that the floor structure to the rear is renewed and lowered to reduce the number of steps between the two areas of the Ground Floor. A flexible space is created to the rear with a Guest Bed/Home Office area proposed. The existing outrigger walls will be rebuilt and a small terrace created to the extension flat roof. As the terrace will be at Ground Floor Level it will not have negative impact on neighbouring properties and there are examples of similar on the street

First Floor

The level change is omitted through the replacement of the existing raised section of floor to match that of the principal bedrooms, and the rear bedroom and bathroom locations are flipped to Single storey rear extension approximately 3.8m from existing prevailing building lines on the street. Existing boundary wall to this location minimises impact. Garden levels rationalized and level garden access created. Side access to be retained. Existing floor shown hatched to be lowered to meet existing levels allow stair access to the newly created dormer bedroom above. Externally improvements are made to the appearance of the existing outrigger through rebuilding of the external walls in a sympathetic stock brick, adding fenestration to minimise the blank rear elevation at this level, and replacing the pitched slate roof with a low profile flat roof.

This gives the outrigger form a subservient relationship with the host dwelling by returning it to eaves level of the principal roof and is in keeping with the typical forms of the street. The first floor material changes are welcomed from a material perspective, the London stock brick external would be seen as an enhancement.

Loft Level

The loft is to follow the same design principles and proportion as the adjoining No 57 and 59 Woodland Gardens by doing somewhat of a full width dormer. The loft would be setback a minimum of 20mm from all edges and have 5 large windows facing the rear.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively. The materials have been selected carefully to match or enhance the existing. The additions are subordinate and mindful of the surrounding massing/proportions therefore, acceptable from a design lens.

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.

The rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting as the extension is stepped into the natural undulating site which runs west to east. Officers note that the extension modestly protrudes beyond the existing fencing suggesting the extension will have minimal/ negligible on daylighting and sense of enclosure. The extension facilitates the ground floor balcony which is well separated from the western neighbour avoiding an unacceptable level of overlooking. Neighbouring address at No. 61 is lower than the subject site which would advocate for potential overlooking. The design however has strayed away from a terrace/ balcony feature on this part and has instead opted for the Juliette balcony feature to avoid overlooking.

All replacement windows facing the rear and would be sited in similar configurations as existing. The dormer is large however, as mentioned earlier follows the permitted development design format and is almost identical to the neighbouring designs. The rear dormer windows are also large, but would not overlook the rear property to an unacceptable level as there mature vegetation between the properties.

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 moderate and acceptable in design and amenity 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: 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: 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.