



Officer Report

Application Number:	HGY/2023/2338
Application Type:	Full planning permission
Address:	16 Church Lane, Hornsey, London, N8 7BU
Proposal:	Erection of ground floor rear extension to serve Flats 2 and 3, and associated terrace and fencing (re-submission of expired previous approval reference HGY/2020/0207).
Case Officer:	Oskar Gregersen
Valid Date:	07/09/2023
Applicant:	Dr S. Asadi
Agent:	Mr Christopher Wickham

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

5 representations were received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- Lack of detail of neighbouring properties making drawings hard to read
- Party wall act to be adhered to
- Unattractive appearance of proposed development
- Hours of construction
- Overdevelopment of the site
- Loss of privacy
- Overlooking

Officer Comments:

The submitted comments largely refer to matters not material to the making of this recommendation. Officer's note that informatives will be added pertaining to the Party Wall Act, Hours of Construction, and Land Ownership. The LPA deem that the scale and appearance of the proposed extension would be acceptable in line with policy, further the scale of the proposed extension would appear sub-ordinate to the host dwellings and would not be impactful on neighbouring amenity.

REASONS FOR GRANTING PERMISSION

The subject site is amid-terrace dwelling that has been historically converted into small flats. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2020/0207 | Erection of ground floor rear extension to serve Flats 2 and 3 and associated terrace and fencing.

HGY/2011/2276 | Certificate of lawfulness for the use of property as 9 self-contained flats

Permission is sought for a rear extension to provide additional space to the flats at ground floor level of 16 Church Lane. The proposal would be finished in similar materials to the host building, with associated landscaping/fencing works. Officers note that this application is an identical resubmission of a previously approved application (HGY/2020/0207) that has previously lapsed. Due to the proposal being the same as a previously approved application, the LPA takes the same position as that decision.

There is an existing infill extension and this would project beyond that. The depth has been clarified as aligning with the neighbouring extension at no.17 and not extending more than 3m beyond no.15. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The depth and height of approximately 3m is considered to have an acceptable impact on the neighbour at no.15m, especially as this neighbour is due south.

A small raised platform will be created but this will not project above 300mm and will be set in slightly on either boundary. There is existing / proposed fencing along the boundaries and there will not be significant impact on neighbour amenity nor between the two flats on this site. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

- 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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.