



Officer Report

Application Number:	HGY/2023/1342
Application Type:	Householder planning permission
Address:	First Floor Flat, 26 Falkland Road, Hornsey, London, N8 0NX
Proposal:	Erection of external staircase to first floor side elevation, chimney breast removal, internal alteration associated with changes to fenestration.
Case Officer:	Josh Parker
Valid Date:	19/05/2023
Applicant:	Ms Veena Sharma
Agent:	Mrs AURORA TONA

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 26 Falkland Road, Hornsey, is a 2 storey from the front, 3 storey from the rear, mid-terraced building in use as flats. The area is comprised of other residential Edwardian styled buildings comprised of red and painted brick with historic 2 storey outrigger extensions. The building is not listed however, nor in a conservation area.

PROPOSED DEVELOPMENT

Erection of external staircase to first floor side elevation, chimney breast removal, internal alterations associated with changes to fenestration.

Site History

All existing planning applications have been considered for this application:

HGY/2019/2083 - Erection of external staircase to ground floor rear elevation and associated relocation and alterations to ground floor rear door; installation of roof lights. Approved 10/09/2019.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

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

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 proposal is for a new metal lightweight external staircase to allow the first-floor flat access to the split garden. The existing rear garden access for the first floor internally exits the house via a rear internal door which would be covered in, creating additional room for the first floor kitchen and also ground floor areas. These permissions are typical of the area and keeps in with the local patterns as seen in multiple examples within the terrace. The proposal would be considered subordinate and acceptable in terms of principle, design and layout for the reasons discussed above.

Impact on 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 window introduced the rear is typical of the area and can be likened to a Juliette balcony in terms of its likely amenity impacts. The proposed rear window will not increase overlooking to any materially harmful degree.

The proposed external staircase is of a lightweight metal design which has little to no platform or landing and so would not lend itself to use as an informal balcony. It is likely be used only to provide access between the top floor flat and its garden and is similar to other numerous external staircases along the same terrace. While views into windows of other flats looking into the space between the outriggers of Nos. 24 and 26 Falklands Road, it is acknowledged that the top floor flats external amenity space allows users to stand next to the ground floor flats windows. As such

the degree of additional overlooking afforded by use of the proposed external staircase is not considered to be materially harmful to neighbours privacy. .

The proposed new door on the first floor, facing the western neighbours is to be obscured and would not create any overlooking. All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy/overlooking for the observations discussed above. All noise associated with construction will be temporary in nature; an informative will also be attached reminding the applicant of the hours where construction may take place in this residential setting.

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.

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: 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 their ownership.