



Officer Report

Application Number:	HGY/2023/1281
Application Type:	Householder planning permission
Address:	8 Bryanstone Road, Hornsey, London, N8 8TN
Proposal:	Construction of a single storey rear wrap around extension and a rear dormer extension, new first floor bathroom window and associated internal alterations.
Case Officer:	Eunice Huang
Valid Date:	15/05/2023
Applicant:	Ms Heather Mackinnon
Agent:	Mr Andrew Leckenby

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following responses were received following consultation on the application:

1) LBH Conservation: No objections to the amended plans received 8/9/2023, which overcame previous concerns about the size and scale of the rear extension. The extension would now be more subservient than the initial scheme and more in line with surrounding development in the area.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert 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:

No of individual responses: 1

2.2 One response was received from Highgate Society, raising the following issues:

- Questions about creation of a party wall (*Officer note: The Party Wall Act 1996 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. This would be a civil matter between owners.*)

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the construction of a single storey rear wrap around extension and a rear dormer extension, new first floor bathroom window and associated internal alterations.

3.2 The application site is a two storey mid-terrace dwelling. The site is located on the south-western side of Bryanstone Road. The site is located in Crouch End conservation area, in a residential area.

3.3 The planning history of the site has been taken into account when coming to this decision.

3.4 The new single rear extension has a depth of 3m, measured from the existing rear façade of the ground floor level. The extension spans the width of the site, which is consistent with the existing ground floor plan of the terrace house. An asymmetrical pitched roof is proposed for the rear extension. Its ridge sits below the red brick string course and sill level of the rear first floor level window. The design of the extension would thus be subservient to the host building. The subordinate height of the extension ensures that the original outrigger remains a prominent feature. At the rear of properties on this side of Bryanstone Road, most buildings have had roof and ground floor alterations of varying extent, quality, and age and accordingly this area is less sensitive to change.

3.5 The application also includes the addition of a rear dormer to facilitate a loft conversion, accommodating a new bedroom. The dormer is satisfactory set down from the roof ridge, and set in from the existing side parapets and eaves of the roof. The dormer is subordinate to the existing building and would not dominate the rear façade or adjoining properties. The proposed bulk and scale of the rear dormer would be comparable to neighbouring dormers along Bryanstone Road.

3.6 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposal would result in an acceptable increase in overshadowing upon the side adjoining properties. However, the single storey height of the rear extension and the south-west orientation of adjoining rear windows mitigates the extent of the shadow impact. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring dormer windows. The proposal therefore would not have a material adverse overlooking impact in this context.

3.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

4. RECOMMENDATION

GRANT PLANNING 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.

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.