

Officer Report

Application Number:	HGY/2023/2503
Application Type:	Householder planning permission
Address:	Ground Floor Flat, 33 Connaught Road, Hornsey, London, N4 4NT
Proposal:	Demolition of existing rear extension and side wall and erection of a single storey side and rear extension with a courtyard to ground floor flat.
Case Officer:	Cameron Sturges
Valid Date:	19/09/2023
Applicant:	Anca Simona Hategan
Agent:	Santa Datta

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the demolition of an existing rear extension and side wall and erection of a single storey side infill and rear extension with a courtyard to the ground floor flat.

Site and Surroundings

1.1 The application site is a three-storey terraced property comprising flats located on Connaught Road. The site is situated within Stroud Green Conservation Area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

1.2 There is no relevant planning and enforcement history of the site.

2. CONSULTATION RESPONSE

2.1 The following were consulted regarding the application:

1) Conservation:

- The proposed extension would be similar in scope and design to several of the others on the terrace and would generally allow an appreciation of the original outrigger. Though it would be a

dominant addition, given the prevalence of similar size extensions this is likely to be acceptable. However, some of the detailing around the roof design is relatively poor, with an incongruous upstand halfway along the rear elevation.

3. LOCAL REPRESENTATIONS

3.1 The following were consulted:

- Neighbouring properties
- Stroud Green CAAC

3.2 The application has been publicised by way of press advert, site notice and 6 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses:

Objecting: 1

Supporting: 0

3.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Impact on height and privacy.

3.4 The following issues were raised in representations that are not material to the determination of the application:

- Debris and material disposal from construction; and
- Impact on Party Wall.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

4.2 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.

4.3 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

4.4 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the

proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

4.5 The proposal seeks to demolish the single storey rear extension and erect side infill and rear extension.

4.6 The extensions will cover the full width of the host property and match the building line of the rear extension at No.31 and project slightly beyond the rear of the neighbouring extension at No.35. The proposed side infill extension comprises a mono pitched roof and will be of a depth of approximately 6.6m, have a maximum height of 3.1m to the parapet, sloping down to a height of 2.2m on the boundary with No.35. The rear extension will be approximately 5.4m in depth and have a maximum height of 3m, matching that of the existing extension at No.31. Materials such as a tiled pitched roof with dark grey artificial slate, London Stock brickwork for the external walls to match the existing materials are proposed and these are acceptable. 4no. rooflights are proposed on the side infill extension. Considering other approved side infill and rear extensions in proximity to the subject site, the proposed extensions here will add to the uniformity and pattern of development of the area as well as being a subservient addition to the host property. Furthermore, the proposed extensions will respect the character and appearance of the conservation area.

4.7 The proposals are therefore considered acceptable and would not harm the appearance of the host site or the visual amenity of the locality and would preserve the character and appearance of the surrounding CA in accordance with the development plan policies referred to above.

Impact on neighbouring amenity

4.8 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.

4.9 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.

4.10 The proposed extensions would be built on the boundaries with Nos. 35 and 31. The wall with No.31 is proposed to be 3m in height and will match the depth of the rear extension at this property. As such, the rear extension would not be dominant or overbearing.

4.11 The side infill extension will mirror a similar mono pitched design to the neighbouring property at No.35, with a maximum height of 2.2m. Although the side infill extension is proposed to extend beyond the depth of the extension at No.35, this will not cause any overbearingness or sense of enclosure upon neighbouring amenity. It's considerate height will not cause any undue overshadowing or loss of daylight/sunlight. The proposed rooflights will not cause any detrimental impact on privacy issues considering their location on the roof slope.

4.12 As such, the proposals would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.13 The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the surrounding area, the street scene or the CA. The special interest and historic significance of the CA would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.

4.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

N/A

6. 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: 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 his ownership.