

Officer Report

Application Number:	HGY/2022/4227
Application Type:	Householder planning permission
Address:	40 Park Road, Hornsey, London, N8 8TD
Proposal:	Proposed first floor rear extension.
Case Officer:	Mark Chan
Valid Date:	25/11/2022
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Applicant:	ms Alice Thompson
Agent:	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Two non-objecting comments were received in response to notification and publicity of the application.

1.2 The following issue was raised by neighbours, local groups and Councillors:

- No objection so long as the proposed extension does not extend further than the current floorplan of the building.

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is a two-storey mid terraced property on the northern side of Park Road. The site is within the Crouch End Conservation Area but does not fall within the curtilage of a statutory listed building. The application has an existing ground floor rear extension.

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

HGY/2008/1518 – Demolition of existing single storey rear extension and erection of new single storey rear extension. Approved 21/08/2008.

Design and Appearance and Impact on the Conservation Area

2.3 The proposed development seeks to extend this property by way of a first-floor extension on top of the existing ground floor rear extension to form a two-storey rear outrigger. Being to the rear elevation, the proposed extension would be well screened from

public views and thus have a limited effect on the character and appearance of the conservation area.

2.4 Whilst the first-floor extension would be half-width, it is still deep and would arguably add bulk to the rear elevation but is still considered a subservient feature. In coming to a view on the merits of the proposed development, it is noted that several neighbouring properties have two-storey rear outriggers. In specific, Nos. 44, 42 and 36 Park Road have similar outriggers.

2.5 As such, the proposed extension would be viewed in the wider context of other large first floor rear extension and the rear elevation of a terrace which is varied in appearance, in specific with differing rear extensions. It is in this somewhat evolved context that the proposed development would be read and therefore, given the above reasons, it would not be an alien feature and would not detract from the character and appearance of the building or the wider terrace.

2.6 In this case, the significance of the conservation area as a heritage asset lies more in the consistency and uniformity of these properties. The fronts to these properties contribute more to the significance of the conservation area as a heritage asset, whilst the rears have a more neutral effect. As discussed above in terms of the rear elevations, the extension here is considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

2.7 In reaching this decision, considerable importance and weight have been given to preserving the character and appearance of the conservation area, in line with the statutory test.

Impact on Amenity

2.8 The nature, scale and siting of such an extension would have some impact on conditions of light and outlook to both adjoining properties.

2.9 In relation to No. 38 Park Road, its nearest window serves a staircase. Given this window serves a stairs and landing area, the impact of the extension on conditions of light and outlook is not viewed to be significant. The presence of such a wall would not be overbearing, particularly bearing in mind the orientation in question. No. 42 has a large single storey rear extension so the proposal would not have a significant impact on that property.

2.10 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies 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.

2.11 The proposal would also comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.12 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 restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.

