



Officer Report

Application Number:	HGY/2023/2817
Application Type:	Full planning permission
Address:	41 Leaside Avenue, Hornsey, London, N10 3BT
Proposal:	Demolition of existing rear extension, erection of replacement single-storey rear extension, erection of a rear dormer roof extension and roof alterations and installation of 3no. conservation-style rooflights to the front elevation. Replacement of existing windows and doors, new window to rear elevation, enclosure of secondary front porch with new window and deconversion of building from 2no. flats to single dwelling.
Case Officer:	Cameron Sturges
Valid Date:	19/10/2023
Applicant:	Georgina Johanan
Agent:	Henri Bredenkamp

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site is a two storey mid-terrace detached dwellinghouse on the western side of Leaside Road. The surrounding area is predominantly residential, with terraced dwellings on both sides of the road. The site is located within the Muswell Hill conservation area (CA) and does not fall within the curtilage of a listed building. The site is also located within a Family Housing Protection Zone.

Proposed Development

2.2 The scheme proposes the demolition of existing rear extension, erection of replacement single-storey rear extension, erection of a rear dormer roof extension and roof alterations and installation of 3no. conservation-style rooflights to the front elevation. Other proposals include the replacement of existing windows and doors, new window to rear elevation, enclosure of secondary front porch with new window and deconversion of building from 2no. flats to single dwelling.

Relevant Planning and Enforcement History

2.3 The planning and enforcement history of the site is outlined below:

3. CONSULTATION RESPONSE

3.1 the following were consulted regarding the application:

1) LBH Conservation: Raises objections to the proposed scheme due to the loss of original windows, infilling of the porch and siting and size of the dormer. There are no objections to the roof covering provided that the tiles are natural clay. There is also no objection to the rear extension.

4. REPRESENTATIONS

4.1 The application has been publicised by way of 14 letters to neighbouring properties, display of site notice and press advert. No representations were received from neighbours or local groups etc in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development;
2. Design & Appearance;
3. Impact on neighbouring amenity;
4. Standard and quality of residential accommodation; and
5. Transport considerations.

Principle of development

5.2 The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of existing residential units. Section 55 of the 'Town and Country Planning Act 1990 provides that the use of a single dwelling house as two or more dwellings constitutes development. It is equally pointed out that the Act does not cover the situation where a house is being converted back to its original use, however the courts have held that the loss of housing and where there would be a change in character of the use of the land is development.

5.3 Policy DM10 states that Council will resist the loss of all existing housing unless housing is replaced with at least equivalent new residential floor space. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'. A core part of the policy is the protection of family housing, which typically requires the re-provision of a 3-bed as part of a conversion as to avoid the loss of family sized accommodation.

5.4 London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

5.5 The application property is located in a Family Housing Protection Zone. As such, given that there is a shortage of family housing, the proposed de-conversion is welcome, provided that there would be an acceptable standard of accommodation in accordance with the property's intended use and meeting the aim and outline in Policy DM16 above.

5.6 Given the property here was originally constructed as a large single-family dwelling, the reinstatement of a single dwelling will help to reinforce the character and appearance of the conservation area.

5.7 With regards to Policy DM10 and DM16 of the Haringey Development DPD (2017), the principle of development is considered to be acceptable in this case.

Design and Appearance

5.8 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.

5.9 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.

5.10 It is noted that the surrounding character and appearance of Leaside Avenue includes a variety of different architectural forms of rear extensions and roof extensions.

Dormer, roof amendments and rooflights

5.11 The scheme proposes a rear dormer which has been revised to be set down from the main ridgeline of the property to ensure it is not visible from the street. The dormer is set above the eaves and located on the party wall with No.43. Zinc cladding is proposed to be used which is consistent with other dormers within the rear terraces of Leaside Avenue and the surrounding area. 2no. timber sash windows are proposed for the dormer and these have been designed to match the alignment of the windows located directly beneath the dormer on the 1st floor. The existing flat roof over the original three storey projection is proposed to be recovered with red clay tiles. The proposed rooflights to the front elevation are considered subordinate to the host property and are generally consistent with the pattern of rooflight installations along Leaside Avenue.

5.12 The agent has taken comments from LBH Conservation into consideration and thus updated the plans to ensure the proposed dormer and roof amendments are proportionate to the host property and would not have an adverse impact on the character and appearance of the CA. These additions and amendments are therefore considered acceptable.

Rear extension

5.13 The scheme proposes to replace the existing rear extension which is of poor quality with a modest single-storey extension comprising a pitched roof. The extension will be of a depth of 4.8m, width of 4.1m and height of 3.6m. The extension will not project beyond the rear wall of the neighbouring extension at No.39 and overall, will have a much smaller footprint. The materials used in the rear extension have been carefully considered in order to respect the host dwelling and conservation area by using matching red brickwork and a roof of red clay tile. Bay windows are proposed on the western and southern elevations. The rear extension is considered acceptable and will have less of an impact on the host dwelling and CA than the existing.

Fenestration

5.14 Replacement of windows and doors and the installation of 1no. window to the rear elevation is proposed across the host property. This new fenestration would be appropriately sited, so to respect the appearance of the building. The applicant has provided images of the poor-quality

original windows in response to the comments from LBH Conservation. Officers are satisfied that the replacement of the original single glazed timber windows with double-glazed timber framed units is acceptable and will not be detrimental to the character and appearance of the CA or the host property. A new painted timber sash window is also proposed on the second floor rear elevation and this is also acceptable. The applicant has provided details of the windows and it will be conditioned that details of the doors are provided. Overall, the proposed alterations to fenestration are acceptable.

Front porch

5.15 The scheme proposes to enclose the front porch with a brick wall and painted timber window to match the existing above. Officers note that the neighbouring property at No.39 has the same design and as such, the proposed enclosure of the front porch here will be a coherent amendment which will be subordinate and proportionate to the host property and be in keeping with the CA.

Design conclusion

5.16 Overall, the full scope of works proposed would be of acceptable design. There would not be an adverse impact upon the character and appearance of the host property, the surrounding area, the street scene or the CA. The applicant has provided acceptable revised plans that have ensured the special interest and historic significance of the CA would be preserved.

Impact on neighbouring amenity

5.17 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.

5.18 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.

5.19 The proposed dormer would be of a modest size which would not appear overbearing with respect to the neighbouring property at No.43. The proposed dormer would not extend beyond the rear of the dormer at No.43 and is also smaller in size and would also not create any issues with respect to overshadowing or loss of sunlight or daylight. The dormer windows would look out towards the rear gardens, however, mutual overlooking is expected in dense urban areas. As such the proposed dormer would not have a detrimental impact on neighbouring amenity.

5.20 The proposed rear extension would have less impact on neighbouring amenity than the existing extension. The plans show that a large party wall is located between the host property and No.39 which would obscure the entire view of the rear extension from the host dwelling at No.39. The proposed extension also proposes 2no. bay windows, with the windows on the southern elevation facing towards the neighbouring property at No.43. There is adequate separation distance of nearly 4.6m from the bay window to the boundary fence shared with No.43. Furthermore, No.43 is also stepped down from No.41 and includes a boundary fence which would help mitigate any potential issues associated with overlooking.

5.21 A second-floor window is proposed to the rear elevation and its siting and location on the property would ensure that direct overlooking would not occur and neighbouring privacy would be retained.

5.22 Overall, the proposal is considered to be acceptable and would not harm the residential amenities of the occupiers of neighbouring properties.

Standard and quality of residential accommodation

5.23 The dwellinghouse would essentially revert back to the original bedroom floor space prior to being converted (while noting the additional space provided by the extension to the ground floor and the dormer) which exceed the space standards, as well as providing a good standard of kitchen and living space and an acceptable overall layout.

5.24 The previous arrangements showed that the flats had a total of 7 bedrooms, with the deconversion providing 3 bedrooms in total. The bedrooms exceed the minimum requirements set out in the London Plan 2021, provide adequate storage, ventilation and sunlight and daylight.

5.25 As such, the standard of accommodation provided within the conversion is considered acceptable and in accordance with The London Plan (2021) Policy D6 Housing quality and standards.

Transport considerations

5.26 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

5.27 DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

5.28 The site has a PTAL of 1b, which has poor access to public transport and is located within a CPZ. The creation of a family sized residential unit to replace two existing flats would not be likely to significantly increase the number of vehicular trips generated at the site, particularly as no off-street parking is proposed to be provided. As such, it is not considered that there would be material harm to the capacity of the surrounding highway network.

Conclusion

5.29 The design, siting and form of the extensions and alterations are considered to be acceptable in design terms, the appearance of the building, the terrace and of this part of the conservation area. The extensions/ alterations will not adversely impact the residential and visual amenities of neighbouring occupiers. The deconversion of the flats to a single dwelling and the associated standard of living accommodation for future occupiers is considered acceptable.

5.30 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.

6. CIL APPLICABLE

Based on the information given on the plans, the total additional GIA is less than 100sqm and is not liable for the Mayoral CIL charge or Haringey CIL charge.

7. RECOMMENDATION

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 Notwithstanding the approved plans and for the avoidance of any doubt, the replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing, including windows horn detail and the curved head detail to some of the window, and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.