



Officer Report

Application Number:	HGY/2023/1649
Application Type:	Full planning permission
Address:	47 Endymion Road, Hornsey, London, N4 1EQ
Proposal:	Lower ground floor extension and extending existing loft sideways.
Case Officer:	Josh Parker
Valid Date:	22/06/2023
Applicant:	Allen Dalili
Agent:	Mr Mirsad Krasniqi

RECOMMENDATION

Approve with Conditions

1. LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

2. PROPOSAL

The proposal is for a lower ground floor extension and extending existing loft sideways.

3. SITE HISTORY AND ENFORCEMENT

The application site is a four storey mid-terrace dwelling. The building comprises four flats; one on each floor. The site is located on the northern side of Endymion Road. The site is located in a residential area. Finsbury Park is located opposite the site, to the south of Endymion Road.

HGY/2023/1663 - Single storey lower ground floor extension and extension of existing rear dormer. Has been accepted on the adjoining eastern property for an identical rear extension. – Approved

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

4. PLANNING ASSESSEMENT

1. Design and appearance;
2. Impact on Neighbouring Amenity.

Design & 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 proposed rear extension on the lower ground floor extends for a depth of 3m from the existing rear of the existing footprint. The addition spans approximately half of the width of the site, with a set of stairs accessing the first floor which are not a new feature, just brought forward with the extension. The addition has an approximate height of 2.65m, to match the existing ceiling height of the lower ground floor level. The extension accommodates an enlarged kitchen/dining/living room, and an enlarged bedroom. This rear extension requires the demolition and replacement of the existing external stairs leading from the rear garden to the ground floor flat.

The proposal also includes a side extension to the existing loft. The proposal extends the dormer to the west, with changes to the rear glazing. The dormer extension maintains the existing rear alignment and height of the existing dormer. The dormer extension would be subservient to the existing four storey dwelling and its roof form. The dormer is recessed from the rear gardens and rear facades of outriggers on the lower levels of the subject site and surrounding properties. It would not dominate the host building or neighbouring properties.

Like the approved application on the neighbouring address the extension would be subservient in bulk and scale to the existing four storey dwelling and neighbouring properties. All materials will either complement or enhance the existing material palette. It is noted that a similar extension is proposed on the west-adjointing site to mirror the proposed development at the subject site
– it has been approved under planning application reference HGY/2023/1663.

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 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 subject site and neighbouring properties along this side of Endymion Road benefit from the north-south orientation. The extensions are located to the north of the host building and neighbouring properties, minimising overshadowing impacts.

In relation to overlooking, the proposed changes to the external rear stair access and changes to the rear glazing do not cause material adverse privacy impacts compared to the existing degree of overlooking and cross-viewing available from existing windows and stairs of the subject site and neighbouring properties.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 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.

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

5. CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL

charge.

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.