

Officer Report

Application Number:	HGY/2023/2843
Application Type:	Householder planning permission
Address:	35 Glasslyn Road, Hornsey, London, N8 8RJ
Proposal:	Erection of rear ground floor extension, enlargement of basement, front lightwell and new front and rear windows
Case Officer:	Ben Coffie
Valid Date:	23/10/2023
Applicant:	Mr Adam Bier
Agent:	Ms Claudia Valcarcel

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terrace dwellinghouse on the north side of Glasslyn Road. The site falls within the Crouch End conservation area.

Stroud Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings.

This consistency informs the significance of the conservation area and forms a key part of its character and appearance.

Stroud Green conservation area has no current adopted appraisal and equally there is no Article 4 Direction covering the conservation area, as such meaning small scale alterations (replacement windows, doors, rooflights) are currently not controlled in relation to single family dwellings.

2. THE PROPOSAL

Rear ground floor extension, enlargement of basement, front lightwell and new front and rear windows

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

Local amenity groups

The following local groups/societies made representations:

N/A

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 4

Objecting 2

Support 2

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of daylight/sunlight
- Increase in sense of enclosure
- Loss of outlook
- Application should include a flood risk assessment
- Increased overlooking
- Render finish not consistent with character and appearance of the area.

5. PLANNING CONSIDERATIONS

Design & appearance

The proposal is for the erection of a single-storey side and rear extension which would measure a height of 3.4m, front lightwell and new front and rear windows to new slim double glazed timber sash windows. The proposed side extension would directly abut the boundary with No 37 and would extend approximately 10m in distance along its length, the rear element would project by 3m in depth. The design of the proposed extension will be finished in render and the extension will have a sloping roof form.

Updated information was received showing a reduction of the lightwell and the existing railings have been removed and replaced with a grill.

As a single storey structure and relative to the height of the outrigger and rear elevation and extent of the rear garden remaining, such an extension would be a subservient feature. Mindful that the ground floor level to the current outrigger and the proposed extension here, sit at a lower ground floor level relative to the main part of the house, such an extension will be a subservient feature. Whilst the render finish would not match the existing brick finish of the host dwelling, it is not anticipated that it would result in a detrimental impact on the character and appearance of the conservation area given that the extension will not be highly visible from the streetscene and public vantage points.

The residential dwellings in the area are not characterised by large front lightwells. The proposed excavation is not considered to be overly large and would leave a substantial area of the front forecourt. In this case the proposed lightwell would not be highly noticeable from the street, given it has been reduced to 1.2m in depth and the railings have been removed. A metal grill would be installed above the lightwell which would make it appear less intrusive. These elements of the development would not have a detrimental impact on character and appearance of the host dwelling and the area.

Lastly the proposed replacement of front and rear windows is considered acceptable, given that they will retain the same materials and design pattern. Therefore, the window replacement would

not result in any detrimental impacts to the character and appearance of the host dwelling and the conservation area.

Overall, the development in its entirety would respect its surroundings and the character and appearance to the area would not be harmed.

Impact on neighbouring amenity

The side element of the extension would be located along the shared boundary with no.37, however this neighbouring site benefits from a side infill extension of approximately 7m in depth. The application site also sits lower due to the slope in land level, and due to further excavation, the extension will sit below natural ground level therefore the proposed extension will have no anticipated impacts on the amenity of occupiers of no.37.

The rear element would project by 3m beyond the rear outrigger of no.33 and with a height of 3.2m is not considered overbearing. Due to the orientation of the site, no loss of sunlight is considered likely.

Overall, the living conditions of the occupiers of adjacent/ neighbouring occupiers will not be adversely affected. The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017 and policy SP11 of the Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Basement development

DPD policy DM18 (Residential Basement Development and Light Wells) requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

A Basement Impact Assessment (BIA) has not been submitted with this application. It is however accepted that the extent of works here are not significant. The subtext of this policy recognises that for basement development where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

The property already has a basement area which is a common feature to properties of this period. The works proposed here is to enlarge the footprint of the house. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works. Such works would be similar to typical underpinning works/ foundations repair to a party wall.

Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition is being imposed to ensure that such works are overseen by a suitably qualified engineer.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the

established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9, DM12 and DM18 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 does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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.

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.