



Officer Report

Application Number:	HGY/2023/2742
Application Type:	Householder planning permission
Address:	13 Stormont Road, Hornsey, London, N6 4NS
Proposal:	Part rear infill extension and part side extension and additional windows to the side elevation.
Case Officer:	Josh Parker
Valid Date:	12/10/2023
Applicant:	Mr & Mrs P Rostas
Agent:	Mr David King

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site is a two-storey large Edwardian detached house situated south-eastern side of Stormont Road, close to the junction with Hampstead Lane. The surrounding area is characterised by large detached Edwardian properties.

The property is a single-family dwelling set back from Stormont Road with a carriage driveway with mature shrub beds. The property is brick built with timber sash windows with a stepped bay and built-in garage and a cantilevered entrance portico.

The rear elevation with the addition of a part rear extension is also face brickwork with timber framed sash windows at first floor level and timber casement doors and windows at ground level. There is side access down both sides of the property with a 2.4m timber fence and gates to a large rear garden which rises to the rear to the neighbouring properties. The site is located within the Highgate conservation area.

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works:

Part rear infill extension;
Part side extension &
Additional windows to the side elevation.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application. The planning history of the neighbouring sites have also been taken into account when coming to this decision. Neighbouring properties have received permission for extensions and alterations alike.

4. CONSULTATION

LBH Conservation- No response

5. LOCAL REPRESENTATIONS

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

Objections: 0

Support: 0

Representations:1

Representations:

Highgate Conservation Area Committee (HCAC):

Further information required; documents have not uploaded correctly.

Officer comments: All documents have now been updated and HCAC notified, an extension of time was agreed upon to allow submitters 21 days to comment on the added material.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

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

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.

Highgate Neighbourhood Plan (NP) Policy DH4 concerns side extensions which should respect the streetscape and not block or significantly infill the gaps between buildings, while being subordinate in scale to the original dwelling and complementing its character. Policy DH3 also requires rear extensions to be subordinate to and complement the original dwelling.

The proposed works can be split into 2 different sections with the part side extension and the rear extension both would be constructed with face brickwork to match the existing.

The side extension would create a party wall with No.11 being 6m deep, 1.5m wide and approximately 3.3m high with a flat pitched roof. Although this would narrow the gap between the two properties, the extension would be modest in height and be setback well in relation to from Stormont Road. Accepting that it is common to have a high gate to the side of a property, the impact of such an extension over and above such a feature is not significant, with it still possible to

appreciate gaps and see vegetation in the rear garden over and above such an single storey side extension. Side extensions built up to the boundary are well established as evident at Nos. 8, 10 & 12 to name a few.

The part rear extension would infill the rear southwestern corner of the building adding a section approximately 3.9m deep by 4.6m wide and 3.7m high is to match the existing rear extension with a lantern rooflight. This extension would complete a full width rear extension. Full extensions are typical within the area seen at Nos. 5, 21 & 23 as such the works to the rear are modest and subordinate to the host building.

The works would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively through modern materials.

The extensions here are 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. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

Impact on the amenity of adjoining occupiers

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 side extension is of a height and depth that would not be harmful in terms of enclosure, outlook or conditions of daylight and sunlight. Officers note that the side extension modestly protrudes beyond the existing hedging/fencing suggesting the extension will have minimal/ acceptable impact on daylighting and sense of enclosure.

The rear extension facilitates additional living space by infilling a portion of the south-eastern part of the dwelling. This addition is minor adding 2.47m to the depth of the building at a height of 3.7m however this is sited back approximately 1.6m from the boundary shared with No 11. As this is setback a distance from the neighbouring property the impact on light and outlook would be negligible. The balcony above is proposed to be extended increasing it by approximately 9.6sq.m however, the presence of a lantern rooflight would be sited in the middle of this extended area, as such limiting the extent of the useable area.

The opportunities for overlooking over and above the current balcony are not significant. The additional balcony does not create opportunity to look directly into first floor windows nor rear garden. It should be noted that all boundaries have tall mature vegetation and fencing and helping negate privacy concerns.

All new windows would be at ground floor level and sited well below the fence level and vegetation mentioned earlier, therefore not affecting privacy.

As such, the proposed extension 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

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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.

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: 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.