



Officer Report

Application Number:	HGY/2023/2247
Application Type:	Householder planning permission
Address:	4 Highgate Avenue, Hornsey, London, N6 5RX
Proposal:	Erection of single storey rear extension and internal alterations to single family dwelling (amended description).
Case Officer:	Nathan Keyte
Valid Date:	18/08/2023
Applicant:	Ms Anvita Arora
Agent:	Mr George Omalianakis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application seeks planning permission for a single storey rear extension and the addition of a garden outbuilding in the rear garden. The roof of the rear extension has a maximum height of 3.4m, falling to 2.50m on the adjoining boundary with No. 6 (though due to differences in ground levels it will have a height of 3.0m above the adjoining ground level of No.6) and will support a green roof, with walls to be white brick.

The application has been amended since the time of submission to remove the garden outbuilding from the proposal.

Site and Surroundings

The property is a two-storey mid terrace building in use as a dwelling house. The ground level rises towards the rear of the site, which is also greater than that of adjoining ground levels at no.6 Highgate Avenue. There is a difference in ground levels with the patio area at No. 6 being approximately 0.5m below that of no. 4.

A large tree was noted close to the subject site's southeastern corner boundary.

The subject site is within the Highgate Conservation Area. A visit was undertaken to the subject site 28.09.23.

Relevant Planning and Enforcement history

The relevant planning history for the site is set out below. There is no current live enforcement action against the property.

HGY/2011/0204	Erection of single storey rear extension, alterations to the pitched roof including insertion of 3 x rooflights to rear	Granted 14/04/2011 (not commenced)
HGY/2010/2348	Erection of rear dormer and minor alterations to front and rear elevations (householder application).	Granted 22/02/2011

CONSULTATION

Highgate CAAC – objection:

The drawings of the garden room give very little idea what the building will look like in practice. Sections should be provided across the garden showing the proposed extension and garden building relative to the level of the neighbouring garden at No 6, to ensure that the heights of both structures are not excessive from the neighbouring garden. Accurate vertical dimensions for the full length of no. 6's garden are required.

Insufficient detail is given about the materials to be used. The extension is to be built out of "white bricks", which would clash with the original red bricks in this street. It is unclear what material is to be used for the projecting section of the garden building above the "cedar cladding". More information is required.

The large roof light may cause light pollution for neighbours, wildlife etc. Any lights attached to the outside of the new structures should be bat friendly and not reduce neighbours' amenity. More information is required on lighting and light pollution.

In combination, the reduction in garden space due to the combination of a larger extension and garden building should not exceed that permitted in Highgate Neighbourhood Plan DH3 and DH10 and other local and national policies and regulations.

[Officer Comment: The garden outbuilding has since been removed from the proposal. The existing façade of the rear ground floor is in white, and this is not an uncommon feature in the area).

Highgate Neighbourhood Forum – neutral:

While we welcome the green roof for the rear extension, we regret the fact that there appear to be no plans for a green roof on the garden outbuilding, also described as a garden room. Indeed we cannot find any detail for the proposed garden room/outbuilding.

A prominent tree, sited in the grounds of the next door nursery, is shown on the plans but there is another prominent tree nearby which is not shown. The method of installation of the garden room should not affect the Root Protection Area of either of these trees.

[Officer Comment: as noted above, the garden outbuilding has since been removed].

The Highgate Society – objection, summary:

- Drawings do not show change of ground level from patio to rear garden.
- Light pollution from proposed rear extension roof lights, and from glazing of the garden structure. An environmental impact assessment recommended to assess harm on wildlife.

[Officer comment: The Agent was asked to comment regarding ground levels and confirmed that there is a gentle rise to the rear garden, but not so great as to be material to the application].

Haringey Conservation Officer – summary:

- The loss of the bay window is unfortunate but acceptable in principle
- Design of extension, with chamfered edge and parapet intersecting outrigger above noted as a bit incongruous

LOCAL REPRESENTATIONS

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

No of individual responses: 5 (3 from local groups listed above).

Objections:4

Support: 0

Neutral:1

The following material planning matters were raised in the objections:

- Light spill from the proposed extension rooflights. Due to change in ground levels, the top of the proposed roof light will be aligned with bottom of neighbouring bedroom windows [Addressed in report below].
- Impact of mass of new garden structure on neighbouring amenity and character of the area. [No longer relevant – garden structure has since been removed].
- Impact of garden structure on amenity by introducing uses such as parties, BBQ's, outdoor kitchen etc. [No longer relevant – garden structure has since been removed].

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the Stroud Green conservation area; and
2. Impact on neighbouring amenity.

Design, appearance and impact on the Highgate 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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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.

The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. The Policies that have been considered for this application are Policy DH2 which requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH3 requires rear extensions to be subordinate to and complement the original dwelling.

Paragraph 12.3.10 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to rear extensions within the conservation area. Rear extensions should follow the scale and form of any surrounding traditional extensions, and should complement the character of the main dwelling. Furthermore, rear extensions should:

- be one storey less than the main building to appear subordinate.
- Should only exceptionally cover the entire width of the rear elevation so as to retain a part of the original façade.
- Depth should be no deeper than 4m in case of detached properties, and 3m for terraced properties.
- Original windows and door openings to be retained where possible on rear elevations.

The proposed rear extension will be at the rear of the host building and at ground level. While it will be finished in white brick, this is not considered to result in harm to the area, noting the original rear ground floor is white, as is its neighbour and other non-brick single storey structures in the vicinity of the site.

The chamfered roof edge and parapet intersecting outrigger above are points that have been considered, with their purpose understood to reduce impact on neighbouring amenity by reducing height on the boundary, and by providing sufficient depth to provide a green roof on the roof of the rear extension.

While the resulting design is different to standard clean edged flat roofed rear extension, the design is not considered to be of such a scale or to harm the character and appearance of the Conservation Area. A contemporary addition can complement a period property, with this an acceptable approach to extending a house even in a conservation area.

Overall, 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.

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.

With regards to the property at No. 6 Highgate Avenue, it is noted the development will introduce a rear extension of 4.5m in depth along the shared boundary of the properties. The extension will have a height of 2.5m, however due to the ground levels between the two sites the height will be approximately 3m from the ground level at No. 6 Highgate Avenue. The extension will have a height of 0.5m above the existing fence line between these two properties.

The pitched roof glazing is noted on the chamfered roof form, and potential light pollution from this has been noted in objections to the proposal. While it is acknowledged that the presence of the rooflights may lead to some light spillage, this is not viewed to be significant in planning terms, in particular taking into account the urban nature of this site as well as the fact that light fittings within such a space will typically be directed downwards.

While the proposed extension will result in a greater presence of building along the shared boundary, impact in terms of a sense of enclosure/ dominance are mitigated by the depth being 4.5m, the width of the patio area to No. 6 being generous and this property benefiting from a generous rear garden.

The ground floor rear extension is therefore considered to be of a size or scale that would not result in unacceptable dominance, sense of enclosure, or harm amenity in terms of overlooking.

Taking into account the siting of such a new side wall to such an extension, due north of No 6, the chamfered roof design and the height of the current fence, the additional volume over and above the current fence line, the extension is viewed to have no adverse impact on amenity in terms of conditions of daylight/ sunlight.

Regarding the property at No. 2 Highgate Avenue, this is a nursery and pre-prep school, with long side extensions along the shared boundary. Due to the proposed development being single-storey and noting the location of the extensions at No. 2, there will be no adverse impact to amenity in terms of this property.

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 refused for the reasons set out above.

CIL APPLICABLE

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

RECOMMENDATION

Approve 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.

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.