



Officer Report

Application Number:	HGY/2023/3094
Application Type:	Householder planning permission
Address:	111 Effingham Road, Hornsey, London, N8 0AE
Proposal:	Ground floor rear extension with single storey roof extension and roof terrace
Case Officer:	Emily Whittredge
Valid Date:	17/11/2023
Applicant:	Ksenia Yumasheva
Agent:	- Cuzzo Fleming

RECOMMENDATION

Refuse

1. Site Description

The application relates to a two-storey mid terrace dwellinghouse on the north side of Effingham Road. Houses within this part of the terrace feature two storey closet wings. There are a number of examples of roof extensions in the area, as well as single storey rear extensions of various scales and designs.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 direction - HMOs policy: DM17

Family Housing Protection Zone policy: DM16

Critical Drainage Area policy: DM26

3. Relevant Planning and Enforcement History

Planning Cases

1. HGY/2023/1645 - Certificate of lawfulness for a rear roof extension. Granted 29/06/2023
2. HGY/2023/1858 - Single storey ground floor extension and rear roof extension with terrace - Approve with Conditions 20 October 2023

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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 and 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.

The proposed roof extension and roof terrace are identical to those recently approved under application reference, and are considered acceptable in planning terms, subject to imposing the same conditions of the previous approval. A certificate of lawfulness was also recently granted for a roof extension of the same form and size.

The proposed single storey rear extension was originally sought under application ref. HGY/2023/1858 but it was amended prior to approval due to officer concerns about its scale and harm to the neighbouring property. The approved extension is lower in height on the boundary. The proposed single storey rear wraparound extension is approximately 3m tall with a flat roof and retains a lightwell in the side return. The structure would project 1.6m beyond the rear of the original closet wing and 7.6m beyond the principal rear wall. The proposal would overall appear proportionate and subordinate to the rear elevation and in line with similar rear extensions in the area. The design utilises a fluted black pigmented reconstituted stone cladding along with charred timber cladding, black aluminium windows, and a green roof. The proposal reflects high quality design in line with policy DM1 and is supported in respect of its appearance and impact on the wider area.

6. 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.

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 the amenity of neighbouring residents.

The single storey wraparound extension would extend a total of 7.6m from the rear elevation of the building and project 1.6m beyond the outrigger, at a height of 3m from ground level. A courtyard area is proposed within the side return to a length of 3.25m, with the remaining length of the structure built up to the boundary adjacent no. 113. The neighbour's side passage is 2m wide, but additionally restricted by a side-facing bay window. In addition, no. 113 is constructed on a notably lower site level, and window heights are accordingly much lower than those at the application site. Although the proposed courtyard would to some extent lessen the impact of the development on the neighbouring windows, overall the structure's location on the boundary, its height and significant length from the rear wall, would adversely affect the outlook from the neighbouring property and cause a sense of overbearing. The scale of the structure in combination with its siting

relative to no. 113 and higher site level would harm outlook from the neighbouring windows as well as the garden adjacent the boundary.

While the applicant has stated that a longer extension may be possible under householder permitted development rights, an extension longer than 3m would be subject to the prior notification procedure. In the absence of prior notification approval for a longer extension, this is not a material consideration for the current application, which falls outside of permitted development limits.

By reason of its modest length, the proposal would not adversely affect the amenity of no. 109 in respect of overshadowing, outlook or sense of enclosure.

7. Conclusion

The proposal would cause unacceptable harm to the residential amenity of neighbours by reason of its height, siting and relationship with the neighbouring property, causing a sense of enclosure, and harming outlook from the rear windows and adjacent garden of no. 113 Effingham Road, contrary to DPD Policy DM1 and London Plan Policy D6.

The proposal is considered acceptable in respect of its design and appearance in relation to the host property.

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

8. RECOMMENDATION

Refuse permission:

Refusal Reasons:

The proposal would cause unacceptable harm to the residential amenity of neighbours by reason of its height, siting and relationship with the neighbouring property, causing a sense of enclosure, and harming outlook from the rear windows and adjacent garden of No. 113 Effingham Road, contrary to DPD Policy DM1 and Policy DM12 and London Plan Policy D6.