



Officer Report

Application Number:

HGY/2023/1528

Application Type:

Householder planning permission

Address:

7 Wood Vale, Hornsey, London, N10 3DJ

Proposal:

Erection of a single rear extension, formation of rear terrace, external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway

Case Officer:

Laina Levassor

Valid Date:

29/08/2023

Applicant:

Mr Luca Ogline

Agent:

Mr Dominic O'Riordan

RECOMMENDATION

Approve with Conditions

1. PLANNING HISTORY

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

HGY/2022/3541 - Erection of a single storey rear extension, formation of rear terrace containing external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway. – Approved 08/12/2022.

HGY/2023/0681 - Non-Material Amendment following a grant of planning permission HGY/2022/3541 seeking the following changes to the approved scheme: Windows in the front bay to be replaced (new timber framed windows omitting transoms); Size of proposed window openings on rear first floor and rear dormer increased; Alterations to approved extension from sloped roof to flat roof. – Approved 22/5/2023.

2. CONSULTATION RESPONSES

One representation was received in response to the notification and publicity of this application, as summarised below:

- loss of light to my rear back room of No 5; &

- external air source heat pump will add noise to my rear bedroom especially at night.

3. PLANNING ASSESSMENT

The application site relates to a two-storey dwelling located on the western side of Wood Vale. The site is not located within any conservation area and is not within the curtilage of any listed buildings. The property sits at the end of a terrace which contains 4 properties. 3 of these, including the application site have been constructed with similar design features (No's 3, 5 & 7).

The opposite end of the terrace, No.1 and later addition No.1a are unmatched in design and appearance. Wood Vale features a number of detached and semi-detached with varying heights and designs, and terraced rows, which like the application site, have been constructed to be similar in appearance. Several of the properties along Wood Vale exhibit similar features to the application site (No's 4-6, 15-19, 23-25) with alike bay windows and detailing to the front elevation. Sited on a sloped road, the properties within this terrace have raised internal levels with rear terraces that step down to garden level.

Part of the proposed extension and alterations, as listed below were assessed and approved as part of application reference HGY/2022/3541, and a subsequent application for a non-material amendment application under reference HGY/2023/0681. These elements of the proposal remain to be considered acceptable.

- construction of a hip to gable extension with installation of solar panels;
- rooflights to front roof slope,
- construction of a rear dormer extension with solar panels to the flat roof,
- replacement of an existing front porch,
- replacement of front elevation windows,
- replacement of rear elevation windows, replacement of side elevation window,
- installation of external wall insulation;
- installation of electric vehicle charging point to driveway.

Rear extension

The main focus of this application is the erection of a single storey rear extension which seeks to consolidate the existing raised garden space and void space beneath, immediately adjacent to the rear elevation.

The proposed scale of the extensions matches previously approved applications. It is considered that the lower ground addition would not result in further amenity impacts to that of extant permissions.

The proposed rear extension and proposed alterations are to be constructed and undertaken using materials which would match the original materials used in construction of the dwelling.

This element of the proposal is considered proportionate and subordinate to the host building and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

While it is noted that an objection has been submitted by the occupiers of the neighbouring property in respect of the height of the extension and its impact on light, the siting and height of such an extension is not viewed to be significant in planning terms, and is similar to other extensions in the immediate area.

Specifically, it is pointed out that the placing of a similar such extension could be carried out under 'permitted development' and as such the depth and height of such an extension is not viewed to be unacceptable, in relation to impact on the residential amenity, in terms of conditions of daylight/ sunlight and overshadowing or overbearing impacts.

There will be no material loss of privacy to neighbouring properties with the extension proposed here. As shown in the plans the elevated terrace to the back of the ground floor extension will have 1.8m high privacy screens placed to either side, as such safeguarding neighbouring amenity.

As such, the proposed extension would not have any adverse impact on 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.

Air Source Heat Pump (ASHP)

The proposal is also for the installation of an air source heat pump (ASHP) located in the front garden of the property, sitting at right angle in relation to the front elevation.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21.

Such a structure would be small in size and would not be visually prominent or harmful to neighbouring amenity, given where it will be located. As per a condition imposed it is required that such a structure be screened / part enclosed so as to minimise its appearance.

In making a decision on this application it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In line with the requirements of 'permitted development' the predicted noise emissions from unit will need to comply with the 42 dB noise limit recommended by MCS Planning Standards. As such this will ensure such a unit will not have any adverse impact on neighbouring amenity.

Overall, the proposed development is in general accordance with Policies DM1, DM12 and DM23 of the Development Management, Development Plan Document 2017, and policies SP4 and 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.

4. 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.

- 4 The air source heat pump shall be enclosed by screening before being brought into use and retained thereafter. The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 8 The air source heat pump shall be enclosed by screening before being brought into use and retained thereafter. The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

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.

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: 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.

