



Officer Report

Application Number:	HGY/2023/2957
Application Type:	Householder planning permission
Address:	3 Marriott Road, Hornsey, London, N10 1JJ
Proposal:	Single storey rear extension
Case Officer:	Josh Parker
Valid Date:	02/11/2023
Applicant:	Mr & Mrs Maidens
Agent:	Mr David Hewitt

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

No 3 Marriott Road is a mid-terrace two-storey dwelling sited on the Northern side of Marriot Road. The area is characterised by other uniform short terraces similar to the subject site. The site does not fall within a conservation area.

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling: a single storey rear extension.

3. SITE HISTORY AND ENFORCEMENT

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

4. CONSULTATION

No consultation was sought nor received.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. 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

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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 .

The applicant wishes to construct a rear full width extension. This extension follows other examples to properties in this terrace, namely Nos. 7, 8 & 14 to name a few. Marriot Road has a range of full width rear extensions with a range of depths, heights and architectural designs. As such, there is a flexibility for massing however, this extension would be single storey and mono pitched stretching for a depth of 3m and therefore the proposed works would appear subordinate and subservient to the host building. All works are all to the rear and would not harm the street scene as they are located to the rear and the use of materials are proposed to match or complement the existing.

The application 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 material and building techniques. The additions are subordinate and mindful of the surrounding massing/proportions therefore are acceptable in design terms.

Amenity Comments

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 rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting, the first-floor element would have a maximum height of approximately 3.4m to the top of the roof and is pitched down to 2.4m over a depth of 3m mentioned earlier. This height is moderate and would not materially harm conditions of daylight and sunlight to the ground floor windows of both neighbours to the east and west.

As mentioned earlier the precedent of a full width rear side extension has been established within the terrace. Although the extension to be of a considerable height adjoining the original dwelling, the pitched roof falls to a modest height of 2.4m, ensuring the extension would not have an unacceptable impact on amenity or be overbearing. .

All new windows and doors face the rear below tall fencing and therefore would not introduce any privacy concerns.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable in design and amenity terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. 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.

7. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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 Following this decision, Condition 2 on the decision notice for planning application xxx dated xxx for this site, shall be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved pla

- 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: 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.