

Officer Report

Application Number:	HGY/2023/2372
Application Type:	Householder planning permission
Address:	40 Rosebery Road, Hornsey, London, N10 2LJ
Proposal:	Erection of single storey rear extension and alteration to fenestration at first floor of outrigger
Case Officer:	Eunice Huang
Valid Date:	12/10/2023
Applicant:	Anna Wiseman
Agent:	Mr Dan Brandt

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following response was received following consultation on the application:

1) LBH Conservation: 40 Rosebery Road lies within the Muswell Hill Conservation Area, and the terrace is considered to positively contribute to the significance of the Conservation Area. No objection following receipt of revised plans on 8 December 2023. The height of the rear extension roof has been amended so that it does not visually compete with the existing building features.

2. LOCAL REPRESENTATIONS

2.1 The application was publicised by way of letters, site notice and press advert. No representations were received.

3. REASONS FOR GRANTING PERMISSION

3.1 The proposal is for proposed single storey rear extension and alteration to fenestration at first floor of outrigger.

3.2 The application site is occupied by a two storey, mid-terrace dwelling house. The dwelling has a three storey scale at the rear elevation, due to a rear loft extension, which is consistent with neighbouring dwellings on the western side of Rosebery Road. The setting is residential in character, within the Muswell Hill Conservation Area (CA).

3.3 The planning history of the site has been taken into account when coming to this decision.

- HGY/2022/0916: Erection of an infill rear dormer, x 3 roof lights to front roof-slope. Approve with Conditions 9/6/2022.

3.4 The application proposes the addition of a wrap-around rear extension that involves the infill of the existing side passageway of the existing outrigger. The extension projects 2.36m beyond the existing rear façade of the outrigger. The extension would be constructed to each side boundary, with a width of 5.27m at the proposed rear façade. The rear extension has a gable pitched roof, with a ridge height of 3.7m and an eaves height of 2.69m.

3.5 The proposed design, scale, footprint and siting of the single storey rear extension is considered subservient in relation to the host building, which has a three storey scale at the rear, and the size of the rear garden. The height of the roof is subordinate to the existing first floor window cill, and maintains the legibility of the host building features. The proposed extension is also compatible with the surrounding development in the immediate area. The rear elevations of terraces along this section of Rosebery Road have undergone recent alterations and extensions, including a single storey rear extension constructed at No. 46 Rosebery Road, and a rear extension approved at No. 42 Rosebery Road. Thus, the proposal would not dominate the application site or neighbouring properties.

3.6 A new first floor side window opening is proposed on the southern side elevation of the existing outrigger. This window replaces two smaller existing windows in the generally same location on the elevation. The form and proportions of the window opening is consistent with other existing windows on the rear elevation of the host building.

3.7 The extension would be composed of yellow stock brick, which would match the existing building, and grey eternit slates, which would be compatible with the existing building.

3.8 The ground floor extension would be constructed to the common boundary of No. 42 Rosebery Road. The garden levels of this adjoining property, adjacent to the rear façade, are approximately 895mm higher than development site. The height of the eaves would therefore measure 1.78m above the existing garden level of No. 42. The perceived bulk and scale of the extension would not have an adverse material impact on this neighbour in relation to overbearing effects, daylight and sunlight access, or privacy.

3.9 The ground floor extension would also be constructed on the common boundary of No. 38 Rosebery Road. The flank of the rear addition would however only extend 2.36m along this boundary. Based on the submitted site photos, it appears the rear ground floor glazing of No. 38 has the same levels as the subject site. It can therefore be posited that the proposed eaves height is lower than the top of ground floor rear glazing at No. 38. The extent of additional building footprint, paired with the eaves height of 2.69m would have an acceptable impact on this neighbour in relation to overbearing effects, daylight and sunlight access, or privacy.

3.10 In respect to the new side-facing bathroom window directed towards No. 42, this is proposed with opaque glazing. Nonetheless, this window replaces two existing bathroom

windows in the generally the same position on the side elevation. This aspect of the proposal is thus acceptable in relation to privacy.

Conclusion

3.11 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 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.

3.12 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

GRANT PLANNING PERMISSION 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.

- 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: 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.