



Officer Report

Application Number: HGY/2023/2339
Application Type: Householder planning permission
Address: Ground Floor Flat, 42 Alexandra Park Road, Hornsey, London, N10 2AD
Proposal: Demolish existing outrigger and replace with new larger single storey extension
Case Officer: Emily Whittredge
Valid Date: 30/08/2023
Applicant: Mr Mendes
Agent:

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to the ground floor flat within a three-storey mid-terrace residential conversion on the south east side of Alexandra Park Road.

The site falls within the Muswell Hill Conservation Area and does not relate to any listed building.

2. Policies and Constraints

Muswell Hill Conservation Area DM DPD policy: DM9

Critical Drainage Area, DM DPD policy: DM26

3. Relevant Planning and Enforcement History

HGY/2023/0729 - Construction of new garden building, demolition of existing garden building - 19/05/2023 Approve with Conditions

HGY/2023/1253 - Single storey rear extension and cellar excavation to improve head height for storage room. New staircase to cellar . - 27/07/2023 Refuse

4. Neighbour Consultations and Publicity

Two objections were received in response to neighbour notification and publicity of the application. The objections are on the following grounds:

- Out of Character and an Overbearing intrusion on the area.
- adds huge bulk by spanning the full width of the rear garden
- out of keeping with the terrace
- would create a precedent for other similar properties
- would destroy the visual appeal of the area.

- There is no necessity to extend the width as length of existing elements is already allowed and accommodated.
- Would affect views from balconies on the ground floor meaning suddenly roof and wall views at near ground level would become the norm under this proposal. The Application omits this consideration as it refers only to the slope and ground level of number 40.
- adds a future potential fumes, sound or visual Disturbance issue with an extension right up to the Party Fences
- The application by number 42 refers to The Victorian heritage whereas this is an Edwardian Terrace and reflects a lack of sympathy or no real understanding of these properties and upkeep of its heritage values.
- An extension of any kind at No. 42 would adversely dominate our outlook from the flat above and drastically destroy the visual appeal of our outdoor space.
- Would increase the visual blight caused by the illegal extension at No. 44.
- As outlined in Haringey Planning Service's response to the first development application dated July 27, 2023, the proposed changes do not mitigate any of the impacts listed and remain contrary to Policies SP11, SP12, DM1, DM9, and HC1.
- Permission has never been granted to build extensions along this area of Alexandra Park Road. To do so, would forever be detrimental to the unique character and heritage of these terraces.

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. 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, 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 site is located within the Muswell Hill Conservation Area, where the impact of development must be given appropriate weight. The proposal is sited to the rear of the terrace where there would be limited views from the public highway.

The original terrace is characterised by single storey rear wings 5m long, and there are some examples in the terrace where these have been extended to full width. Largely, extensions do not project beyond the original rear building line, although there are some examples of larger extensions. Notably, the longest extension is at the neighbouring property, no. 44, which has a

partial-width extension to the outrigger approximately 5m long and 3.6m wide. No formal permission is recorded for this development. Formal permission was granted for two larger full-width extensions, at no. 82, and more recently at no. 70.

The application seeks a full-width rear addition to the existing ground floor flat extending beyond the original outrigger and a total of 6.5m beyond the principal rear elevation, at a height of 3m. A courtyard area would be retained to the rear of the original terrace. In the context of the wider terrace, the length and width of the proposed footprint is in keeping with recent permissions at nos. 70 and 82 Alexandra Park Road. The proposal was amended due to officer concerns about design, to improve the rear elevation and de-emphasise the structure's width and scale. By reason of its height, length, siting, materials and detailed design, the addition would represent an appropriate addition to the original rear elevation and would not detract from the character and appearance of the conservation area.

Permission was recently granted for an outbuilding near the rear boundary measuring 5.5m wide, 6m deep and 2.5m tall with a flat roof. The permission is extant and has been taken into account in this decision.

Accordingly, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The character and appearance of the Muswell Hill Conservation Area will be protected. The proposal is considered to sufficiently address the previous reasons for refusal.

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. 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 avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The proposal would adjoin the larger extension at no. 44, and would therefore not affect the residential amenity of the occupiers. No. 40 is on a site level 700mm higher than the application site, and the size of the proposal would not have an adverse affect on no. 40. While the development would affect views from the upper flats, this is not a material planning consideration. Outlook from neighbouring properties would not be harmed.

The rear of the site faces southeast and therefore the proposal would not materially reduce daylight or sunlight to neighbouring properties. The extension would not have an overbearing appearance to the neighbouring properties. There will be no loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

7. Conclusion

The proposed development is in general accordance with Policies DM1, DM9 a DM12 and DM21 of the Development Management, Development Plan Document 2017, and policies SP11 and

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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve the character and appearance of the conservation area.

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

8. RECOMMENDATION

Grant planning permission subject to condition(s):

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 unless otherwise stated on the plans hereby approved.

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: 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.