



Officer Report

Application Number:	HGY/2023/2377
Application Type:	Full planning permission
Address:	121 Nightingale Lane, Hornsey, London, N8 7LG
Proposal:	Single storey rear extension
Case Officer:	Eunice Huang
Valid Date:	09/10/2023
Applicant:	Gemma Waugh
Agent:	Mr Gary Arnaoutis

RECOMMENDATION

1. SUMMARY OF RECOMMENDATION

Approve

2. CONSULTATION RESPONSES

2.1 No consultation responses were received.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of press advert, site notice and letters. No representations were received.

4. REASONS FOR GRANTING PERMISSION

4.1 This is an application for the construction of a new single storey rear extension. The assessment of this application is based on amended plans received on 22 January 2024. Under the amendments, the proposed extension projects to a depth of 1.5m from the existing rear façade of the existing outrigger.

4.2 The application site is a two storey end of terrace dwelling. The site is located within Campsbourne Cottage Estate Conservation Area. It is not a listed building.

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

- HGY/2023/1244 – Erection of single storey rear extension – Refused 03/8/2023

4.4 HGY/2023/1244 was refused for the following reasons:

- The proposed development, by reason of its height and scale, would result in an over dominant, incongruous and discordant addition to this property, detracting from the appearance of the host building and the row of terraced cottages it forms a part of, and harming the character and appearance of the Campsbourne Cottage Estate conservation

area, contrary to Policies SP11 and SP12 of the Local Plan (2017), Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and Policy HC1 of the London Plan 2021.

- The proposed height and scale of the extension would result in it have an overbearing and unneighbourly relationship with adjoining properties resulting in an increased sense of enclosure detrimental to neighbouring amenity, contrary to policies DM1 and DM12 of the Haringey Development Management DPD (2017).

4.5 The main planning considerations raised by the proposed development are:

- Design and impact on the character and appearance of the conservation area;
- Impact on neighbouring amenity

4.6 Policy SP11 of the Local Plan (2017) and Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site.

4.7 DPD Policy DM1 also 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.

4.8 Policy SP12 of the Local Plan 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 'Management of the Historic Environment' 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.

4.9 DPD Policy DM12 'Housing Design and Quality' states that residential extensions, 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 buildings.

4.10 DPD Policy DM12 expands that full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. The depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.

4.11 The subject site is located at the end of a terrace row spanning from No. 121 to No. 135 Nightingale Lane. Each terrace in this row comprises a single storey outrigger subservient to the main building. The existing outrigger extends approximately 3.22m to the rear of the main building, and reaches a maximum height of 2.9m at the party wall on the boundary of No. 123. The adjoining outrigger at No. 123 has a similar rear alignment to the subject site.

4.12 A separate terrace row is located immediately to the south, which displays in a different development pattern. These main buildings of these terraces have greater building depths, that extend beyond the subject terrace row. The development site and No. 119 do not share a common boundary; they are separated by a 1m wide gated and fenced passage.

4.13 The revised proposal includes the infill of the side passageway of the outrigger, along with a rear extension extending 1.5m beyond the existing outrigger. The extension has a height of 2.65m. This is a reduction in bulk, scale and footprint compared to the refused scheme under ref: HGY/2023/1244, which had a depth of 3m beyond the existing outrigger, and a height of 3.25m.

4.14 The proposed bulk, height and footprint of the extension is considered to relate appropriately to the end-terrace building and adjoining development. The footprint of the extension would be subordinate to the host building and would not dominate the rear garden and surrounding development.

4.15 The proposed rear extension would not appear overbearing when viewed from neighbouring properties. The proposal presents a 1.5m rear projection when viewed from the north-adjoining property at No. 123. This is a satisfactory reduction in the length of the northern flank wall compared to the refused scheme, which would have presented an 3m long expanse of blank wall. In respect to the southern neighbour – the proposed rear extension would project 1.96m beyond the existing rear façade of No. 119. The southern flank wall is separated from No. 119 by boundary fences and a 1m wide passage. The flank wall of No. 119, facing the development site, does not have any windows on the ground and first floor level. The proposal would therefore have an acceptable visual bulk impact and would not result in a significant loss of outlook for neighbouring properties.

4.16 Nor would the proposal result in any significant increase in overshadowing, or overlooking, because the single storey rear extension is limited to a height of 2.65m and depth of 1.5m. There would be an acceptable amount of additional overshadowing on the north-adjoining property at No. 123, primarily falling upon the rear garden. The site photos show that the adjoining outrigger does not have any rear-facing glazing. Thus, the proposed shadows would have a material impact upon the daylight and sunlight access of internal areas of No. 123.

4.17 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.

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

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 brickwork to be used for the proposed development shall match in colour, size, shape and texture to those of the existing building. The roof material shall match in colour to that 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.