



Officer Report

Application Number:	HGY/2023/2928
Application Type:	Householder planning permission
Address:	10 Highgate Close, Hornsey, London, N6 4SD
Proposal:	Erection of a single-storey extension to the rear side return with full-width doors and rooflight; and alterations to the existing rear extension and ground floor windows.
Case Officer:	Josh Parker
Valid Date:	31/10/2023
Applicant:	Mrs Mallika Kaviratne
Agent:	Stefania Marchionni

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site relates to an end of terrace, three storey dwelling located on the western side of Highgate Close. The host property is not listed, but the site is located within the Highgate Conservation Area

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:
Erection of a single-storey extension to the rear side return with full-width doors and rooflight; and alterations to the existing rear extension and ground floor windows.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2010/2262- Erection of a single-storey extension to the rear side return with full-width doors and rooflight; and alterations to the existing rear extension and ground floor windows. Approved 01/02/2011.

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

CONSULTATION

LBH conservation – Subject to the final finish being in render, the extension would have a neutral effect on the conservation area.

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:

Objectors:1

Supportors:0

Highgate CAAC comments	Officer comments
Crittall windows will look jarring compared to the late 20th Century style of these buildings. This alteration will not enhance the Highgate Conservation Area	These would be sited to the rear and would not be visible for anyone except the occupiers and therefore the windows would have a neutral effect on the conservation area and beyond.
Removal of the diagonal windows to the rear would be detrimental to the character of the dwelling and would also affect the natural lighting to the staircase	The proposal would somewhat mirror the neighbouring No.9 extension and although the diagonal windows are a unique feature. The removal of these would not warrant a refusal
Addresses dual off street parking comment on the design and access statement.	Officers agree that the property does not benefit from dual off-street parking.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Highgate conservation area,
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 Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The depth of the extension would be similar to that of the existing rear projections within the locality and would remain at single storey in height, infilling the gap between the existing and neighbours extensions. As such, the proposed extension would appear subordinate in relation to the main building and would have an acceptable impact upon the character and appearance of the host property. The materials have been revised to continue to follow the existing render to match the dwelling and neighbouring southern property as suggested by the conservation officer. There has been an objection on the proposed crittall windows to the rear however planning decisions cannot attempt to impose architectural styles or particular tastes, and as addressed above, these would not be visible from the street-scene and purely for the enjoyment of the occupants.

The alterations would take place solely to the rear and at single storey only, as such would only be visible from a small number of private rear gardens and not from public vantage points. Given that single storey rear projections of the scale proposed are not an uncommon feature within the locality, the proposed development would preserve the character and appearance of the conservation area.

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 proposed rear extension would have a depth of 4 metres, at a flat roof height of 3 metres. Given the relatively wide and deep rear gardens along this stretch of Highgate Close, it is not considered that the proposed extension would impact unacceptably upon the outlook from any neighbouring habitable room window, or appear unacceptably overbearing from any neighbouring rear garden area.

It is noted that a rear extension of 3 metres in height and 4 metres in depth could be constructed under permitted development, and the proposed scheme would have imperceptible impact in terms of daylight to neighbouring properties over and above what could be constructed under permitted development.

Overall, the proposed extension would not result in an unacceptable perceived sense of enclosure or overbearing impact when viewed from any neighbouring property.

Conclusion

The proposal is considered moderate and acceptable. 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.

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.

Conditions:

- 4 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than 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.

- 5 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.

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.