



Officer Report

Application Number:	HGY/2023/3283
Application Type:	Householder planning permission
Address:	26 Lansdowne Road, Hornsey, London, N10 2AU
Proposal:	Erection of a ground floor single storey rear extension inc. insertion of 3no. rooflights. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	08/12/2023
Applicant:	3
Agent:	Ms Sara Thomson Mr Akiva Lawson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwellinghouse on the northwest side of Lansdowne Road. The site falls within the Vallance Road conservation area.

2. THE PROPOSAL

The proposed is for erection of a ground floor single storey rear extension. It will extend sideways off the existing small rear extension that is closer to the boundary with No.28.

The side wall of the existing rear small extension would be retained. The proposed extension would be built up the side boundary with No.24.

The proposed rear extension would measure 3.14m in height to the parapet and 2.84m in height to the flat roof along the boundary with No.24. It would be 3.3m in height to the parapet and 3.00m in height to the flat roof near the boundary with No.28. It would be at the same depth as the existing small side/rear extension. The flat roof would feature 3no. rooflights, and sliding doors to access the existing rear garden. The proposed materials would be render to match the existing property. This proposal will facilitate internal alterations that include the removal of internal walls on the ground floor level to create a kitchen/dining/living area.

3. Relevant Planning and Enforcement History

HGY/2009/2110 – Erection of side and rear dormer windows to facilitate a loft conversion – Granted permission 04/2/2010

4. CONSULTATION RESPONSES

No representations were received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed single storey wraparound extension would be 7.5m wide and 2.0m deep. The extension would directly abut the boundary with No.24 and would extend 2.0m on the shared boundary. It would have parapet and a flat roof with a maximum height of 3.1m (2.8m at the eaves/flat roof) on the boundary with No.24 and 3no. of rooflights. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. The extension would be finished in materials to match those of the existing dwelling.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Vallance Road conservation area would be protected.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

Due to its modest footprint and height, the proposed extension would not dominate the rear elevation of the dwelling and would have limited visibility over and above the height of boundary fences to the adjoining properties. The extension here is considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

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.

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 the amenity of neighbouring residents.

The proposed extension would be less than the depth of the extension at No.24. The height and depth of the rear extension would not adversely impact the amenity of neighbouring properties.

The height and depth of this extension will not affect the amenity to No.24, as the wall to the extension on the boundary is less than the depth of the extension at No.24.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and Vallance Road SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to 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 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 specified on the approved drawings.

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.