



Officer Report

Application Number:	HGY/2023/3220
Application Type:	Householder planning permission
Address:	Flat A, 103 Florence Road, Hornsey, London, N4 4DL
Proposal:	Demolition of existing single storey rear extension and erection of a new single storey rear extension with courtyard.
Case Officer:	Nathan Keyte
Valid Date:	04/12/2023
Applicant:	Mr Matthew Hilton
Agent:	

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 103 Florence Road is a three storey building with rear dormer and single storey rear extension. The building is in use as three flats. The development relates to the ground floor flat. The building is located within Stroud Green conservation area.

The assessment has been informed by photos provided by the Agent, and via google aerial photography.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

- To remove the existing rear extension.
- To erect a full width single storey rear extension, with courtyard space.

Site History

All existing planning applications have been considered for this application.

HGY/2006/2357,

Address: Flat C, 103, Florence Road, London, N4 4DL

Proposal: Erection of rear dormer window with balcony and insertion of 1 x rooflight to front elevation.,

Decision Date: 24 January 2007

Decision: Refuse

HGY/2007/1167,

Address: Flat C, 103, Florence Road, London, N4 4DL

Proposal: Erection of rear dormer window and insertion of 1 x rooflight to front elevation.,

Decision Date: 1 August 2007

Decision: Refuse

CONSULTATION

Stroud Green CAAC – no response.

Stroud green Residents Association – no response.

Haringey Conservation Officer – No in principle objection to demolition and replacement of existing rear extension. Concerns raised regarding scale of proposed rear extension and whether would dominate features of the host building when combined with the existing large box dormer. Recommends scale of extension be reduced to be in line with current rear extension.

Materiality of timber cladding not considered appropriate due to long-term weathering characteristics. Boundary blockwall should have an applied finish such as render.

[Officer comment: The development has since been revised to address concerns regarding materiality. Discussion with regard to scale of the extension is discussed further below.]

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No objections or responses have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity

Heritage, Design and Appearance Comments:

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, including roof extensions, 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.

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 proposal replaces an existing single storey rear extension measuring 3.3m in width, 2.4m in height and 3.8m in length, with a full width single storey rear extension, with courtyard. The proposed rear extension will be extended in depth to align with the adjoining rear extension at 101 Florence Road to the east. The western boundary wall will be extended in height from 2.2m to 2.65m for a length of 4.5m, although the 2.2m height will be retained at the proposed courtyard, then sloping to 2.65m in height.

The proposed extension is considered to be a subservient addition to the rear of the property, and proposed to be finished in brickwork to match the host building. There are multiple examples of full width rear extensions within the terrace, and the height of the proposed extension is noted as being below that of the existing extension at no. 101 Florence Road.

Noting these points, and the overall design and scale of the proposed extension, the single storey rear extension is considered to be proportionate and subordinate to the host building and in keeping with the pattern of development within the area. Considering the points above, the local character and visual amenity of the area will be protected.

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.

Adverse effects are mitigated on the neighbouring property at no. 101 Florence Road due to the existing party wall on the common boundary, and the proposed extension not extending past the rear of the adjoining building.

With regard to impacts upon no. 105 Florence Road to the west, impacts upon daylight/ sunlight are mitigated by the proposed courtyard, and the retention of the existing boundary wall where this adjoins the host building. Impacts from dominance and enclosure are also mitigated by the provision of the courtyard, and the design of the rear extension on the boundary. The design breaks up the massing of the rear extension on the boundary by a sloped roof of 2.26m in length that rises from 2.2m at the courtyard to 2.65m, which then extends a length of 4.5m on the western boundary.

Photos provided by the agent show the existing boundary wall with vegetation atop it, decreasing in height to the rear of the property. The increase in height of the boundary wall will not result in significant impacts above this existing situation, with further mitigation towards enclosure provided by the width of the side passageway at no. 105 Florence Road..

Considering the points above, the existing environment and the proposed design and scale of the rear extension, it is deemed that the scale of the proposal will not result significant impacts on daylight, sunlight, outlook, nor create a sense of enclosure.

CIL APPLICABLE

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The proposal is considered 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.

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.

Informatives:

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.

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.