



Officer Report

Application Number:	HGY/2023/2962
Application Type:	Householder planning permission
Address:	22 Coppetts Road, Hornsey, London, N10 1JY
Proposal:	Demolition of existing rear and side extension and erection of single-storey rear extension, two-storey side extension and external alterations.
Case Officer:	Nathan Keyte
Valid Date:	02/11/2023
Applicant:	Simms
Agent:	Amos Goldreich

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 22 Coppetts Road is a two-storey semi-detached building with single storey side and rear extension, in use as a dwellinghouse. The building is not listed nor is it within a conservation area. A visit was undertaken to the site 11.01.2024.

2. PROPOSED DEVELOPMENT

The applicant is proposing to replace the existing single storey side and rear extension with a single storey rear extension and a two-storey side extension. Additional works include adding bike stores within the front garden, and rear garden landscaping works.

The two-storey side extension will consist of a flat roof between a front and rear pitched parapet. The front of the side extension will be setback from the front façade by approximately 100mm. The front façade of the side extension will be finished in white brick to match the colour of the existing dwelling render and brick. The front glazing of the second storey will consist of one window, with a 'blind' window of recessed brick on either side. All existing uPVC windows are to be upgraded with double glazed uPVC windows.

3. SITE HISTORY

The below planning permissions have been noted with reference to the subject site:

HGY/1999/0667,

Address: 22, Coppetts Road, London, N10 1JY, London Proposal:

Erection of side dormer window and provision of 2 velux windows at front elevation and 1 at the rear.,

Decision Date: 17 August 1999 Decision: Approve with Conditions

OLD/1978/0198,

Address: 22, Coppetts Road, N10 P

Proposal: 26/6/78 Erection of s/s rear extension.,

Decision Date: 22 August 1978 Decision: Approve with Conditions

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
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.

With regard to the proposed replacement of single glazed uPVC windows to double glazed uPVC, this is considered to be acceptable.

With regard to the proposed bicycle storage in the front garden, these will be modest in size with green roofs and set back from the front boundary and within existing landscaping. The site is not located within a conservation area. The structures will be acceptable within the streetscape.

Regarding the proposed single storey rear extension, this will be a subservient addition which will replace an existing rear extension of larger overall depth and footprint. The proposed rear wall will align with the rear extensions to the neighbouring sites. Considering the scale of the rear extension proposed and that rear extensions are not an uncommon feature in the area, the proposal will be acceptable with regard to character and appearance.

In terms of the proposed two storey side extension, as noted within the submitted Design and Access Statement there have been two storey side extensions established at no. 16, 20 and 24 Coppetts Road. The proposal differs from these neighbouring examples as a pitched roof form is proposed, rather than a hipped roof form. The proposed design takes into consideration the existing form of the host building, in particular the design of the forward projecting gable elements of the host building such as pitch, and separation of glazing.

Subordination of the proposed two storey extension to the host building is achieved by:

- The reduced height of the proposed pitch of the roof design, being below the eave pitch of the host building gable. The height of the side extension will also be significantly below the principal ridge height of the host building.
- The front façade of the extension is set back from the front gable of the host building, and a further 100mm from the front building façade to retain the prominence of the existing projecting gable. A 'seam' further provides distinction between the existing and proposed elements, while a connection is maintained through the use of colour finishes.
- The use of a single narrow window on the second storey of the side extension, combined with two 'blind' windows recessed into the façade further contributes to the extension being subservient to the host building.

The site is not within a conservation area nor is a listed building, and where there is a variety of typologies and building designs within the street.

Considering the points above, the proposal, including the two storey side extension, will be acceptable with regard to design and appearance and will constitute a subservient addition to the host building. A condition of consent requiring samples and materiality to be confirmed is recommended, to ensure the two storey addition as it relates to the street does not compete and remains sympathetic with the host building.

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.

Regarding the property to the north at no. 24 Coppetts Road, while the height of the single proposed storey rear extension will be set above that of the rear extension at no. 24, considering the replacement of the rear extension will match the depth of the rear wall of the adjoining rear extension and not project beyond this, impacts upon amenity are considered to be acceptable. No impacts to privacy will result due to the existing boundary wall and no side glazing proposed.

With regard to the property to the south at no. 20 Coppetts Road, and the single storey rear extension proposed, this replaces a longer single storey side extension along the shared boundary, and provides a setback from the boundary by approximately 0.95m. The rear extension will align with the depth of the rear extension at no. 20 Coppetts Road, and impacts relating to dominance, sense of enclosure or shading will be avoided.

With regard to the two-storey side extension proposed, its depth will match that of the two-storey side extension at no. 20 to the south, i.e. the adjoining site. There is minimal glazing observed to be present on the northern wall of no. 20 that would be impacted by the proposed development, being restricted to a second storey window and a ground floor door, the glazing of which is obscured. Impacts are further reduced due to the flat roof proposed between the pitched parapets of the second storey extension, which will be set below the pitched parapet. Impacts relating to dominance and shading from the two-storey side extension proposed will therefore be avoided and mitigated, and is considered to be acceptable in the context of the existing environment.

Regarding privacy, a side access door is proposed that will face no. 20 Coppetts Road. It is unclear whether this includes glazing, a condition of consent is recommended to ensure any glazing of the door will be obscured. It is further noted that the removal of the existing rear single storey rear extension will provide a greater degree of openness along the shared boundary of no. 20 Coppetts Road. A 1.8m brick wall is proposed to extend where the current building is located along the boundary, and considering the permitted development would allow for 2.0m boundary treatment this is acceptable. However, this is noted by the agent as being indicative only, and they have requested a condition of consent requiring final details of boundary treatment to be confirmed.

A air source heat pump is noted to be proposed, and which is located in the south eastern portion of the proposed landscaped area. Considering the setback of this from the boundary and neighbouring building, no significant impact upon amenity is considered to result.

In conclusion, the proposed development will have an acceptable level of impact upon neighbouring amenity.

Conclusion

The proposal is considered acceptable in terms of design and amenity considerations. All other relevant policies and considerations, 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.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m, being approximately 83 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detail of boundary treatment proposed along the shared boundaries with no. 18 and no. 20 Coppetts Road.
b) Front elevation of the two storey side extension, including samples of materials and finished colours to be applied.

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.
- 4 Prior to the first occupation of the development hereby approved, should the ground floor door facing no. 20 Coppetts Road contain any glazing, this shall be fitted with obscured glazing. The glazing shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with 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.