



Officer Report

Application Number:	HGY/2023/3219
Application Type:	Householder planning permission
Address:	80 Allison Road, Hornsey, London, N8 0AT
Proposal:	Side infill and rear extension at ground floor level with rooflights; rear dormer extension at loft level and extension onto closet wing roof; 3no. rooflights added to the front roof pitch; addition of 1no rooflight on rear dormer; general refurbishment and removal of existing render on rear elevation and refurbishment of brickwork.
Case Officer:	Josh Parker
Valid Date:	18/12/2023
Applicant:	Mr Aman Kantaria
Agent:	Kantaria

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site is located on the southern side of Allison Road. The site is a two-storey mid-terraced property comprised of brick and in use as single-family dwelling house. The site is not located within a conservation area.

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

- side infill and rear extension at ground floor level with rooflights;
- rear dormer extension at loft level and extension onto closet wing roof;
- 3no. rooflights added to the front roof pitch;
- addition of 1no rooflight on rear dormer; &
- general refurbishment and removal of existing render on rear elevation and refurbishment of brickwork.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

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

4. CONSULTATION

No consultation was sought nor received.

5. 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:

Objections:0

Support:0

6. 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.

The locality is characterised by modifications to the rear, including loft/outrigger extensions and ground floor additions at varying scales. The proposed works would add massing to the roof through the means of a rear dormer and a rear outrigger extension on the existing flat. The proposed proportions/massing would be similar of Nos. 68 and 108 which show alike examples of dormers + outriggers. It should be noted that there is a first-floor extension to the rear of the outrigger that is cantilevered over the rear garden that appears to be in situ for some time however, has no record. This would be removed to reinstate the original depth of the first-floor outrigger which would follow the neighbouring masses. In general, the massing of the roof additions and reduction of the first floor would appear subordinate to the host building and respect the existing roof lines.

The ground floor extension would be a full width, side infill extension to the rear. The rear building line is to follow the neighbouring properties. As such, the massing and bulk to the rear is generally acceptable, the infill would fill in the corridor which has little utility and the depth of the rear garden would be retained.

The materials used for the extension and render/brickwork are considered to be sensitive to the design and character of the existing building and wider area. Although these works are to the rear and cannot be seen from public advantage points, these works are perceived as an enhancement and are a welcomed addition.

Lastly, the 3 rooflights are on the front roof slope would follow other examples on the Road and therefore acceptable from a design lens.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively through new materials and building techniques. The materials have been selected carefully to match or enhance the existing. The additions are subordinate and sensitive towards the

Highgate conservation area therefore, acceptable from a design lens.

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.

Ground floor

It is noted that the works would be predominately on the western boundary and as Allison Road slopes from west to east the adjoining western neighbour is poised significantly above the subject site.

This means that the side infill would be 2.6m maximum height on the shared boundary which when considering the existing high fence that the extension would replace combined with the first floor for No.78 being elevated significantly higher, the ground floor extension and would not have an unacceptable effect on the sense of enclosure/ daylight on this property.

As with No. 82 on the opposite side, the proposed extension matched their extension depth and therefore is acceptable regarding daylight and sense of enclosure. All added windows would be low and sited behind fencing and therefore the additions would not introduce any unacceptable privacy issues.

First floor

As mentioned previously the first floor would see a reduction in mass with the outrigger extension being trimmed back to follow the original bulk of the 2-storey outrigger. Such works involve new windows to be reintroduced to the rear and the facing west, which follows the window placement before the rear first storey extension was added and therefore there is no material change in all amenity tests for the first-floor additions/deductions.

Loft/roof additions

As mentioned earlier, the layout of the roof additions follow a standard design and proportions to match other examples on the southern side of Allison Road. As such, the setback scale and placement of the loft and its windows avoid any overlooking/overshadowing or sense of enclosure towards the rear and adjoining properties and therefore will be acceptable when considering the amenity tests.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy as per the observations discussed above.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, policy SP11 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. The proposal would comply with Policy DM9 of

the Development Management, Development Plan 2017 and will have a neutral effect on the character and appearance of Highgate conservation area.

CIL APPLICABLE

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.

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.

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.