

Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2023/3271
Householder planning permission
93 Redston Road, Hornsey, London, N8 7HG
The proposal is for the erection of a single-storey rear extension, replacement of front and rear windows with new double-glazed timber sash windows, replacement of windows to upper floor bedrooms with doors, replacement of existing timber balustrade with metal railing at first floor level, installation of juliette railing on second floor door, replacement roof with new roof lights and photovoltaics, removal of existing glazed front porch and reinstatement of canopy feature, installation of an air source heat pump in rear garden and reconfiguration of front driveway.

Case Officer:
Valid Date:

Ben Coffie
07/12/202
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Applicant:
Agent:

Miss Mikhaelle Schiappacasse
Mr Neil Dusheiko

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is a mid-terrace property located on the northern side of Redston Road within the Hornsey ward. The area is pre-dominantly characterised by residential dwellings. The application building is not listed and is not located within a conservation area.

2. THE PROPOSAL

The proposal is for the erection of a single-storey rear extension, replacement of front and rear windows with new double-glazed windows, replacement of windows to upper floor bedrooms to doors and existing timber balustrade with metal railing, replacement roof with new roof lights and photovoltaics, removal of existing glazed front porch and reinstatement of canopy feature, installation of an air source heat pump in rear garden and reconfiguration of front driveway.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/1370- Lawful development certificate for the existing ground floor, single storey rear extension - 26/01/2023

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:
N/A

Local amenity groups

The following local groups/societies made representations:

N/A

Neighbour Consultation

Letters were sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses - 0

Objecting - 0

Support - 0

Neither - 0

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.

Proposed rear extension

The proposed single storey rear extension would be 6.7m wide and 4.2m deep and 3.2m high. The extension would directly abut the boundary with both adjoining properties nos. 93 and 95 and would extend 4.2m on the shared boundaries. It would have a flat roof with a maximum height of 3.2m. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

The scheme here does not seek to replicate the existing materials of the host property, employing a contemporary design with a fluted stone used on the rear elevation and large elements of glazing. This would provide an acceptable design approach that respected the character and appearance of the host building.

Changes to fenestration

At the rear it is proposed to change the existing bedroom windows on the first and second floor to double sliding doors, the second floor door will have a Juliet balcony. All the windows of the property will be changed to double glazed units.

With the exception of the proposed doors, the new windows will have a sliding sash design to reflect the design and opening arrangement of the existing units. The proposed doors will change the existing appearance of the rear elevation however will not result in any unacceptable harm to the character and appearance of the host building or wider locality.

In all significant respects the replacement windows will match the existing units and will not have any unacceptable impact on the external appearance of the property.

Air Source Heat Pump (ASHP)

The proposal is also for the installation of an air source heat pump (ASHP) located in the rear garden of the property.

As a low carbon, low emission source of heating, ASHP units are supported with regards to energy generation considerations, as a measure to reduce energy consumption/reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21.

Such a structure would be small in size and would not be visually prominent or harmful to neighbouring amenity, given where it will be located.

In making a decision on this application it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Photovoltaics Panels

The proposal includes the installation of 8 PV panels above the existing roof of the dwellinghouse. A contextual sectional drawing has been submitted that indicates that the PV panels would not be visible from the street scene from street level. Therefore, it is not envisaged that the panels will result in any detrimental impacts to the character and appearance of the host dwelling and the wider locality.

Propose changes to the front drive

A new brick boundary wall is proposed with a maximum height of 1.1m. The proposed front boundary wall is considered acceptable in height and would appear in keeping with the character and of the street scene, which is characterised by boundary walls constructed in brick or stone of a similar height and design.

Removal of glazed porch and reinstatement of canopy feature

The original canopy feature with ornate timber detailing would be reinstated, replacing the existing glazed porch. This would be considered to be a design enhancement that would improve the character and appearance of the dwelling and the wider locality.

The proposed development in its entirety is acceptable in design/character terms, in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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 will have a depth of 4.2m and would not project beyond the existing rear extension of the adjoining property at no. 95, therefore it is not envisaged that there will be any potential adverse impact against the occupiers of this dwelling.

The extension would abut the boundary shared with neighbouring property no. 91 Redston Road, and would have a depth of 4.2 metres. Whilst the depth is sizeable, it is noted that as existing there is a prominent boundary hedge that reaches to approximately 2.4 metres height and runs along the full extent of the rear garden shared with no. 91, when measured from adjacent ground level of no. 91, which is shown on plan to be on higher ground level by 0.4 metres.

The extension would measure 2.8 metres height from this adjacent ground level. The increased height on the shared boundary in conjunction with the extension depth would not be considered to result in an unacceptable loss of light or outlook, or create a visually overbearing impact on the occupants of this neighbouring property.

With regards to the Air Source Heat Pump, in line with the requirements of 'permitted development' the predicted noise emissions from unit will need to comply with the 42 dB noise limit recommended by MCS Planning Standards. As such a condition will be imposed to ensure such a unit will not have any adverse impact on neighbouring amenity.

Due to the minor nature of the other alterations to the house there will be no adverse impact against the amenity of neighbouring occupiers.

6. CONCLUSION

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development would also be in general accordance 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 neighbouring occupants. 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 proposed development hereby approved shall be finished in accordance with materials detailed in drawing no. J170_PR_200 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 The installation of the air source heat pump unit hereby approved must meet all of the requirements of the MCS Planning Standard and the noise level from the operation of the air source heat pump must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling, the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.