



Officer Report

Application Number:	HGY/2024/0267
Application Type:	Householder planning permission
Address:	2 Hermiston Court, Hermiston Avenue, Hornsey, London, N8 8NN
Proposal:	Erection of single storey ground floor side-to-rear extension and erection of front porch.
Case Officer:	Roland Sheldon
Valid Date:	01/02/2024
Applicant:	4 Mr Riaan Kelly
Agent:	Mr Samiul Kamal-Uddin

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a ground floor flat within a two-storey end-of-terraced building within a terrace of properties containing 6 self-contained flats. Hermiston Court has the form and appearance of 3 terraced dwellings with prominent dual-pitched roofs, and double-fronted design, predominantly clad in white render with an element of multi-stock brick cladding on the frontage.

The building has been extended at upper floor level by way of a hip-to-gable and rear dormer roof extension, but this extension is to the upper floor unit no. 1 Hermiston Court, not the flat subject to this application, no.2.

Whilst the site is not located within a conservation area, the boundary of the Hillfield Conservation Area is located to the immediate rear (east) of the site.

The detached two-storey Kitchener House is a locally listed building located to the east of the site on Hillfield Avenue, although the site is located some distance of approximately 30 metres away from the Kitchener House building. There are no trees subject to a tree preservation order (TPO) within or adjacent to the site that would be affected by the proposed development.

The surrounding area is predominantly residential.

2. The Proposal

The proposal seeks full planning permission for erection of a single storey ground floor side-to-rear extension and erection of a front porch.

3. Relevant Planning and Enforcement history

There was no relevant full planning history with regards to this site.

No planning enforcement history.

Pre-application history

PRE/2023/0218: Single storey Rear/side extension and side window
- Front entrance porch extension – Advice submitted 10/01/2024

4. Consultation response

- There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants, a site notice and a notice placed in the local press. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. representations received: 0

Objecting:

Supporting:

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and;
2. Impact on amenity.

Design and character

- 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.

At present, no. 2 Hermiston Court benefits from a 5-metre depth rear amenity courtyard area which is currently treated with wooden decking. This area backs onto the hardstanding and garage court that is under separate ownership. There is a large area of grassed communal amenity space shared between the 6 flats inhabiting the Hermiston Court block.

Rear extension and new side window

The proposal seeks to erect a 3.6 metre depth rear extension with an element that projects 2.75 metres width beyond the side wall of the host building. A new window would be installed on the side wall of the host building. The extension would have a flat roof design of 3.05 metres height, with a composite timber cladding external finish.

Whilst the extension is sizeable in relation to the host building, only the side element would be visible from the public realm and is set well back so as to ensure that it would not be excessive in scale when viewed from Lightfoot Road/Hermiston Court. The use of a contrasting but complimenting shade of timber would provide an acceptable contemporary design solution in this instance.

There are no concerns with regards to the insertion of the proposed ground floor side window.

Front porch

The proposed front porch would have a depth of 1 metre and a width of 1.3 metres. It would have a mono-pitch roof reaching 3.5 metres with an eaves height of 2.7 metres. It would not link into the bay window and would only marginally project beyond it, ensuring this design feature would not be adversely harmed by the introduction of the porch. The porch would be externally clad in brickwork to the extent of the existing brickwork on the original building, with white render above and a tile-hung mono-pitch roof. The submitted drawings indicate the porch would be clad in materials to match the existing building.

The porch has been designed to sensitively blend with the positive design features of the building and would be subservient in scale.

The proposed extension, window and porch would therefore be considered to be acceptable with regards to design and character considerations.

Impact on 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.

Neighbouring amenity

The proposed rear extension is positioned a sufficient distance from adjacent rear habitable windows of nos. 3 and 4 Hermiston Court to ensure that its bulk, massing and height would not result in an unacceptable loss of light, outlook or visual overbearing impact on the occupants of these neighbouring units. There are no other neighbouring residential properties that would be materially harmed by this addition.

Whilst the side extension would have a large flank window facing towards nos. 3 and 4 Hermiston Court, a 1.8 metre height boundary fence is also proposed to be erected as part of the proposal, which would ensure that the windows would not afford overlooking of the neighbouring rear window/gardens, thus protecting neighbouring privacy levels.

A restrictive condition shall be imposed that the fence is installed prior to first use of the extension and maintained as such for the lifespan of the development.

The front porch would not harm the amenities of neighbouring residential occupants.

Subject to compliance with this condition, the proposal would be acceptable with regards to amenity impact considerations.

Amenity of occupants of the host building

The proposal would result in a large proportion of the private rear amenity space being removed to make way for the rear extension. Whilst in normal circumstances, the scale of amenity space that would be lost as a result of the addition could be considered to be excessive, it is acknowledged that 8.7m² of decked amenity space would be retained, and that the occupants of the flat would still have access to the large area of lawned communal amenity space. On balance therefore, the loss of private rear amenity space in this instance is considered to be acceptable.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character, and amenity impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 those as shown in approved drawing no. SKUA/2023/16/SK12 rev. F.

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 Prior to first use of the extension hereby approved, the boundary fence of 1.8 metres height as shown on the approved plans shall be installed, and maintained as such for the lifespan of the development.

Reason: In the interests of protecting the privacy levels of neighbouring occupants, in accordance with policy DM1 of the Haringey 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.

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.