

Officer Report

Application Number:	HGY/2023/3369
Application Type:	Householder planning permission
Address:	127 Dukes Avenue, Hornsey, London, N10 2QD
Proposal:	Single story ground floor side extension to rear of property
Case Officer:	Josh Parker
Valid Date:	12/01/2024
Applicant:	Ole Kvalsnes
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

application site is a two-storey brick Edwardian architecturally designed mid-terrace house situated north-eastern side of Dukes Avenue. The surrounding area is characterised by long terraced Edwardian properties in use for residential activity.

The site is located within Muswell Hill Conservation Area (CA) however, does not fall within the curtilage of listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Single story ground floor side extension to rear of property.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.
HGY/1991/0983 - Formation of balcony in roofspace at rear. (Revised scheme).

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations including installations of the same depth as the proposed.

CONSULTATION

LBH conservation – No objection

LOCAL REPRESENTATIONS

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

Objections:1

Support:1

Objections summarised:

Objecting to the existing first floor balcony.

Officer comments: Balcony is existing, permissions were granted in 1991 ref: HGY/1991/0983.

Additionally, the application is for a rear infill side extension.

Objection to the drawings misrepresent existing rear extension on the boundary with No. 129 as complying with the property boundaries as set in out in the land registry.

Officer comments: Drawings can be indicative especially when works are on the opposite boundary which is the case here. Local Planning Authority (LPA) have no indication if the above statement is correct or not.

Support summarised:

Support: Neighbours at 125 Dukes Avenue and we fully support this application. It will open up their ground floor and will give them the space they need. Fully supportive, no reservation.

Officer comments: Noted

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill CA,
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.

Permission is sought for the erection of side infill extension to provide a bigger kitchen. The proposed side infill extension would infill the gap between no. 125 & the subject site, approximately 5.3 metres deep at height of 3.35 with a flat roof. The proposed extension would retain the existing original feature of the design and would therefore result in uniformity of the extensions to the rear of these properties. As such all works would be to the rear and would not be visible from street scene and therefore would not cause harm on the CA and beyond.

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. The materials have been selected carefully to match or enhance the existing. The additions are subordinate and mindful of the surrounding massing/proportions 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.

The rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting as the extension is infilling the area to the east. Officers note that the extension on the south western boundary modestly protrudes beyond the existing tall fencing, which, when combined with the existing mature tree would not appear unduly bulky or large. The extension will have an acceptable effect on daylighting and sense of enclosure on the neighbours (No. 125) who support the application.

All replacement windows facing the rear and would be facing the rear and would be on ground level below the high fences mentioned earlier, and therefore would not introduce any unacceptable privacy/overlooking concerns.

Objections above have been noted from the neighbouring address however, the objections appear to be unrelated to the proposed works or addressed above in the representations section. Works would be on the opposite boundary and would not appear to have any implications on the north western neighbour. The comments on the balcony appear to be incorrect as this is an existing feature that has permission as outline above.

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

Conclusion

The proposal is considered moderate and 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.

CIL

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.

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 in colour, size, shape and texture those of the existing building.

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.

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: 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.

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.