

Officer Report

Application Number:	HGY/2024/0126
Application Type:	Householder planning permission
Address:	56 Denton Road, Hornsey, London, N8 9NT
Proposal:	Erection of a single storey rear extension and installation of balustrades to existing rear roof terrace.
Case Officer:	Mark Chan
Valid Date:	16/01/2024
Applicant:	Mr Steve Mustarde
Agent:	David Abimbola

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey terraced property on the eastern side of Denton Road. The site is not located within a conservation area nor fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 The proposal involves the removal of the existing half width rear extension and replacing it with a new 3.4m deep full width single storey rear extension. The new rear extension would be approximately 3.2m high with a flat roof and two rooflights. It would be clad with brickwork matching the existing and large sliding doors to the rear. Given its rear location, the extension would not be observable from public view. The height and depth of the extension would match that of the adjacent properties, Nos. 54 and 58 Denton Road. The new extension is subordinate to the host building and would not adversely affect the existing pattern of development and street scene. It is acceptable in design terms.

2.4 A small rear roof terrace with the dimensions of 3.4m deep x 3m wide and metal balustrades would be installed onto the northern side of the proposed rear extension. It is noted that the roof of the existing rear extension is already being used as a roof terrace.

Adjacent properties such as Nos. 54 and 58 Denton Road have similar roof terraces. Overall, the proposed roof terrace is considered a proportionate addition that would be subordinate to the host building. Therefore, the local character and visual amenity of the area will be protected.

2.5 Given that the depth and height of the proposed rear extension would match that of the neighbouring properties, it is not considered to result in any material impact on the residential amenities of adjacent neighbours in terms of loss of daylight/sunlight, privacy, or appear overbearing. The proposed roof terrace would not introduce an unacceptable level of overlooking to neighbouring properties and a privacy screen along the site boundary with No. 58 Denton Road has been conditioned. The proposal is acceptable in amenity terms.

2.6 The proposed development is 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.

2.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 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.

- 4 Prior to the commencement of the construction of the roof terrace hereby approved, a plan showing a 1.8 metre high privacy screen along the boundary with No. 58 Denton Road shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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.