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| <b>Application Number:</b> | <b>HGY/2024/0127</b>                                                                                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                     |
| <b>Address:</b>            | 262 Park Road, Hornsey, London, N8 8JY                                                                                                                                                                                                     |
| <b>Proposal:</b>           | Erection of single-storey rear extension, removal of boxing to reinstate front facade as original, construction of rear dormer extension and associated rooflights to front roofslopes and replacement sash windows (amended description). |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                                                                                                                                                               |
| <b>Valid Date:</b>         | 16/01/2024                                                                                                                                                                                                                                 |
| <b>Applicant:</b>          | Mrs / Mr Emily / Charlie Parrish                                                                                                                                                                                                           |
| <b>Agent:</b>              | Marco Curtaz                                                                                                                                                                                                                               |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SITE DESCRIPTION**

The application site is a two storey terraced dwellinghouse on the east side of Park Road. The site does not fall within a conservation area, nor does it contain a listed building. No Article 4 direction applies to the site.

A visit was undertaken to the site 14-02-24.

#### **2. THE PROPOSAL**

- Front
  - o Three front rooflights
  - o Reinstating boxing as per original design on front elevation
  - o Retiling of roof
- Rear
  - o Rear dormer, measuring 5.0m in width, 4.0m in depth, and 2.6m in height. Set back 0.2m from eaves and set below roof ridge. The dormer extends across the rear return in a stepped way. Dormer is proposed to be finished in dark grey timber cladding to match the colour of the original roof tiles.
  - o Replacement of windows with double glazed timber windows
  - o Rear extension. Comprised of two sections. The northern section will be 3.0m in height, and extends 3.0m along the northern boundary from the host building. It then steps in by 1.2m, and extends an additional 2.9m (i.e. 5.9m length in total). The southern section measures 4.2m in length, extending 0.3m beyond the rear of the adjoining single storey extension at no. 260 Park Road. The height of the southern section will be 3.5m.

o The rear extension will be finished in exposed reddish brick.

Note the single storey rear extension was amended following submission to reduce the height of the southern portion.

### 3. Relevant Planning and Enforcement History

**HGY/2007/2443,**

**Address:** 262, Park Road, London, N8 8JY, London

**Proposal:** Erection of rear infill extension.,

**Decision Date:** 16 January 2008

**Decision:** Refuse.

**Reason for refusal:**

*The proposed extension exceeds both the recommended depth and width guidelines for extensions to terrace buildings. The excessive depth and width of the extension would give rise to a loss of residential amenity for the neighbouring residential property at 264 Park Road. The proposed extension would have an overbearing impact on the rear garden of this property. The proposed extension is considered contrary to Policies UD3 'General Principles', UD4 'Quality Design' and SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan.*

**HGY/2008/0602,**

**Address:** 262, Park Road, London, N8 8JY, London

**Proposal:** Erection of rear infill extension.,

**Decision Date:** 7 May 2008

**Decision:** Permitted Development

### 4. CONSULTATION RESPONSES

#### Neighbour Consultation

The application has been publicised by way of letters and registered on the Council website. No representations were received.

### 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.

#### *Rear dormer*

There are dormers of various designs and sizes within the neighbourhood. While the step down in roof level to the existing second storey component of the host building is noted, the dormer will remain below the ridge height and will not be too dissimilar to the existing dormer at no. 254 Park Road. The dormer will also be stepped in from the eaves by 0.2m, and from the adjoining party wall. The material of the dormer will be timber but painted in colours to match the existing roof.

Noting these points and that the subject site is not located within a Conservation Area, the rear dormer will be acceptable on the appearance of the area.

#### *Rear extension*

Rear extensions are not uncommon within the area. The site is not within a Conservation Area. The height of the southern section of the rear extension proposed will be approximately 3.6m in height, and the general massing of built form of the site will increase. However, considering the large rear gardens that exist with the properties in the neighbourhood, that the extension will project only 0.3m beyond the existing building line on the site from the single storey rear extension, and the limited area of the rear extension above 3.0m in height proposed, the development will remain subordinate to the host building.

#### *Other works*

Roof lights are not uncommon within the streetscape, and can be undertaken as part of permitted development. The proposed rooflights will be acceptable.

With regard to the removal of brickwork to the front elevation, the original purpose of which is not clear, the change will reinstate a façade similar to the others within the street and will not detract from the character of the area.

The changes to rear windows will match the existing designs, will be timber and double glazed. The retiling of the roof will also be acceptable.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

#### 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.

#### *Rear Dormer*

The proposed rear dormer will sit within the existing roof profile of the site, and where no side windows are proposed. The addition of the dormer will not result in significant impacts on the amenity of neighbouring properties.

#### *Rear extension*

Regarding the rear extension, while the northern component is approximately 3.0m in height, the depth of 3.0m along the boundary mitigates sense of enclosure and dominance this may cause and is similar to what may be provided under permitted development. The rear extension is then set back in from the adjoining boundary with no. 264 Park Road by 1.2m. This, along with impacts upon daylight/ sunlight are further mitigated by the difference in floor levels between the properties, with that of no. 264 Park Road being approximately 0.2m above that of the host building.

With regard to the southern section of the rear extension, this will be larger in depth and height, being approximately 3.6m in height, however will project 0.3m beyond the existing rear extension.

Considering the minor projection beyond the rear elevation of no. 260 Park Road, and the depth of the garden spaces retained across the sites, the addition will not result in significant impacts upon the amenity of no. 260 Park Road.

#### Front Elevation

The changes to the front façade will not result in impacts on daylight/ sunlight, privacy or sense of enclosure on adjoining neighbours.

## 6. CONCLUSION

The proposed development is in 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 also accords 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 neighbours. 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. CIL APPLICABLE

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## 8. 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: 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.