



Officer Report

Application Number:	HGY/2023/2222
Application Type:	Full planning permission
Address:	First Floor Flat, 20 Alexandra Park Road, Hornsey, London, N10 2AB
Proposal:	Proposed rear extension at second floor level; replacement of existing roof window (flat roof light) in the upper flat roof; replacement or repair of six existing timber sash windows to the front and rear of the property.
Case Officer:	Ben Coffie
Valid Date:	16/08/2023
Applicant:	Mr Tarun Chadha
Agent:	Mrs Emily Greeves

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The property lies within a terrace of six similar houses fronting onto Alexandra Park Road. The houses have two-storey bays towards the street and a staggered building line. The rear of the properties benefits from roof terraces at second floor above existing two-storey rear outriggers.

The site is within the Muswell Hill Conservation Area. The street is predominantly residential in character.

2. THE PROPOSAL

The proposed is for a rear extension at second floor level; replacement of existing roof window (flat roof light) in the upper flat roof; replacement or repair of six existing timber sash windows to the front and rear of the property.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/1997/0151 - Planning permission granted for the installation of two velux windows to front elevation and one to flank of front gable.

HGY/1989/1140 - Planning permission granted for the conversion of property into two self contained flats.

HGY/1989/0133 - Planning permission refused for the conversion of property into three self contained flats.

4. CONSULTATION RESPONSES

Internal & External Consultees

LBH Conservation Officer: No objections to re-glazing of windows. The proposed extension, whilst it is smaller than the design at pre-app stage, it has not been reduced in depth enough to avoid disrupting the staggered form. In line with the pre-app advice it is recommended that the terrace is retained in its majority, an extension with a depth closer to 1m than 2 would provide this.

Local amenity groups: No comments received.

Neighbour notification

No representations received from neighbours in response to notification and publicity of the application.

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

It is established that the rear of the properties within the terrace are highly visible from The Coniston Road from the east and they have not undergone many modifications therefore the uniformity of the rear has been maintained. Officer would expect that any proposal should be of high quality and should respect the existing character of the conservation area.

The roof terrace measures 4m in width and 3.4m in length. The extension was initially proposed to project by 1.85m, however during the course of the application its depth was reduced to 1.4m beyond the current building line, leaving a 2.3m balcony space.

The existing brick wall to no. 22 Alexandra Park Road would be extended at the same height. The proposed extension would sit above the outrigger with bi-fold doors. It would be finished in materials that match those of the existing dwelling.

The bulk, scale, and amount of glazing in the proposed rear extension is considered modest and appropriate. The dwellings within the terrace are staggered, therefore the subject site is situated beyond the rear of no22, however the proposed extension is viewed as a moderate addition and will not project significantly beyond the established building line of all the other properties within the terrace. The extension here given its acceptable scale and materials would not disrupt the uniformly staggered appearance of the rear of the terrace.

As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property and the conservation area.

As such, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

Replacement windows

The application also proposes the re-glazing of the existing upper floor windows to the front and rear of the property to double with slimline double glazing with same pane arrangement to respect the authentic look and quality of the original windows important to the character of the road.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The re-glazing of the windows will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

As such the proposed development is in general accordance with Policies DM1, DM9, 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 nature of the alterations to the windows will not result in any adverse impacts against the amenity of neighbouring residents.

The extension will create further projection beyond the rear wall of no. 22, however the scale and massing of the proposed extension are considered modest. The extension is also approximately 4m from the nearest window of no18. Therefore, due to these factors the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to its neighbouring sites.

6. CONCLUSION

The proposed development is in 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 does accord 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. 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. 170731-01-203F 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.

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.