



Officer Report

Application Number:	HGY/2023/3388
Application Type:	Householder planning permission
Address:	10 Addington Road, Hornsey, London, N4 4RP
Proposal:	Erection of a rear infill extension, raising of existing paved terrace with new steps, alteration of front garden steps and erection of new bike storage in the front garden.
Case Officer:	Mercy Oruwari
Valid Date:	22/12/2023
Applicant:	Ms Lucie Massey
Agent:	Ms Helen Roe

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two/three storey mid-terraced dwellinghouse on Addington Road with a habitable loft space. The property has staggered half-storey floor levels down the centre to adapt to the sloping site. It is two storeys at the front and three storeys at the rear. The site falls within the Stroud Green conservation area.

2. THE PROPOSAL

The proposal is for a small infill side extension and a new raised terrace at the rear to provide level access to the garden. At the front the works include the creation of a freestanding bike store and the infill of the steps leading to the front lightwell.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant Planning History on the site.

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultees were sought for this planning application.

Local amenity groups

The following local groups/societies were consulted on the planning application:

- Stroud Green CAAC: No comments
- Stroud Green Residents Association: No comments

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of light
- Enclosure
- Potential side window

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed single storey infill extension would be approximately 1.8m wide and approximately 1m deep. Although the infill would increase the width of the rear projection the depth would remain the same. The extension would be close to the boundary with No 12 but a small separation gap of 0.2m would be kept. It would have a roof sloping down towards the garden, pitching down from 3.7m to 3.2m which is the same as the existing. The extension would be finished in materials to match those of the existing dwelling.

At the rear a platform would be built to create level access into the garden. The height of the platform at 0.4m would be incorporated into the height of the existing/new infill extension. It would span the full width of the rear of the property. There are no indications of any digging/excavation works for the creation of the platform. In case of any change to the proposed platform to include digging or excavations, an informative is added to ensure that such detail is assessed by the Local Planning Authority.

The extension and the platform are considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

The proposal also includes the installing a bike store in the front garden located adjacent to the boundary wall of No 12 Addington Road. The new bike store will be approximately 2m x1m and 1.3m in height. It will not appear as a dominant feature in the garden as it will sit behind the hedge and the front boundary wall and would therefore be acceptable.

The works at the front would also include infilling the front steps leading to the small lightwell. Some of the other houses in this group of properties have done similar works, therefore it would not be out of character.

The overall proposed works are 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 Stroud Green conservation 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.

Concerns have been raised regarding the loss of light and sense of enclosure for the neighbouring property. The depth and height of the extension is minimal and the roof pitches down towards the garden. The new extension would not be significantly higher than the existing fence and vegetation, which are of a notable height. In addition, the extension would not break the 45 degree line from the middle of the door opening. The impact would not be notable enough to significantly impact neighbouring amenity.

There is also no side window on the proposed extension so there would be no issues of overlooking.

6. CONCLUSION

The proposed development is in 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.

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 external materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first agreed in writing with 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.