



Officer Report

Application Number:	HGY/2024/0261
Application Type:	Householder planning permission
Address:	46 Sheldon Avenue, Hornsey, London, N6 4JR
Proposal:	Demolition of 2no existing side extensions, the construction of replacement rear and side extensions, and the replacement of all single-glazed windows/doors with double-glazed units to match, including the ground floor rear study and the master bedroom doors/windows.
Case Officer:	Sarah Madondo
Valid Date:	31/01/2024
Applicant:	Dupont
Agent:	Mr Sebastian Sandler

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The existing building is a large, 5-bed two-storey detached house, built in the 1920's, with a single storey adjoining garage. The property is built of solid red/brown brick walls, with a crown roof structure of hipped design, clad with red clay tiles with white single glazed timber-framed doors and windows. The property has a wide treelined streetscape with houses set back from the street. The street has area has several modern buildings, however, the majority of the houses are original and have retained a large number of architectural features such as columns, pilasters and motifs. Red-brown bricks and red tiles are the predominant building materials. The area is predominately residential in character. The site is conservation area, however not listed.

THE PROPOSAL

Demolition of 2no existing side extensions, the construction of replacement rear and side extensions, and the replacement of all single-glazed windows/doors to match the existing ones, including the ground floor rear study and the master bedroom doors/windows.

Relevant Planning and Enforcement History

HGY/1998/0318 46 Sheldon Avenue N6 Erection of brick piers, vehicular and pedestrian access gates at front elevation (Sheldon Avenue) provision of trellis above side elevation (Denewood Road) wall. Amended Proposal. Approve with Conditions 09/6/1998

HGY/2001/1388 46 Sheldon Avenue N6 Erection of a two storey rear extension, a single storey side extension and minor alterations. Approve with Conditions 13/11/2001

CONSULTATION RESPONSES

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

Objecting 2

Support 3

The following comments were raised in the representations received:

Light pollution (Officer Comments: The proposed alterations and installation of rooflight is considered to be minor alterations/modest and would not cause significant harm to biodiversity no cause any light pollution given the side/rear extension would be screened by high vegetation).

Loss of light (Officer Comments: Given the existing high vegetation on the boundary with no. 48 is it considered that the side extension will not have any significant impact on this property as the vegetation would screen the extension.

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.

The proposed side extension would be 8.7 metres deep at 3.2 metres in height and would replace the existing structures on the side elevation. The new side extension would be stepped back from the new rear extension by 2.6m and is also 500mm lower than the proposed rear extension. The side extension will include 2no aluminium-framed windows and door with a glazed panel. The proposal also includes a rear extension approximately 6.3 metres wide with a height of 3.7 metres, finished with 2 new glazed sliding doors and would not project beyond the existing two storey rear extension. The extensions would be finished in simple brick construction in keeping with the existing materiality. 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.

Rooflights

The proposal also includes 2 x new rooflight above the roof of the side/rear extensions which would lie flush to the roof which is acceptable.

Replacement windows

The proposal includes the replacement of all existing white single-glazed timber-framed windows with double-glazed units to match, including the ground floor rear study and the master bedroom doors/windows. The proposed replacement windows closely replicate the design and proportions of the building's original windows. Importantly the opening method of the window. The proposal is therefore considered to preserve the character and appearance of the building and of the Conservation Area.

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.

Given that there is an existing high vegetation/setback along the boundary with no. 48 it is considered the proposed development would not have a significant impact on this property. The height and depth of the side/rear extensions would not adversely impact the amenity of neighbouring properties.

Conclusion

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.

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: 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 their ownership.