

Officer Report

Application Number:	HGY/2024/0328
Application Type:	Householder planning permission
Address:	216 Stapleton Hall Road, Hornsey, London, N4 4QR
Proposal:	Refurbishment and extension of the existing dwelling, including demolition of existing single-storey kitchen, a new single-storey rear extension with glazed rooflight accommodating an open plan kitchen-dining area, re-roofing to the loft floor and the replacement of an existing rooflight with a larger conservation window.
Case Officer:	Eunice Huang
Valid Date:	07/02/2024
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Applicant:	Francesca Fornasari
Agent:	Mulroy Architects Ltd

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. One representation was received, in support of the application.

REASONS FOR GRANTING PERMISSION

The proposal is for refurbishment and extension of the existing dwelling, including demolition of existing single-storey kitchen, a new single-storey rear extension with glazed rooflight accommodating an open plan kitchen-dining area, re-roofing to the loft floor and the replacement of an existing rooflight with a larger conservation window.

The application site is occupied by a two storey mid-terrace dwellinghouse, with a loft level, situated on the eastern side of Stapleton Hall Road. The site located within Stroud Green Conservation Area.

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

The proposed rear extension would be constructed across the width of the site, infilling the existing side patio. The extension would have a staggered rear façade. On the southern side, it extends 2m beyond the existing rear façade of the existing kitchen, and 2m beyond the existing rear façade of No. 214 Stapleton Hall Road. On the northern side, it projects 0.43m beyond the existing rear façade of the existing kitchen, and 1.5m beyond the existing rear façade of No. 218 Stapleton Hall Road.

The extension is composed of flat roofs. The southern form has a height of 3.12m, measured adjacent to the southern boundary. The northern form has a height of 3.64m, measured adjacent to the northern boundary. The extension would be approximately 0.13m higher than the rear extension at No. 214. The north-adjointing property at No. 218 has raised ground levels, and thus the height of the structure would be no greater than 3m above its garden/patio level. The rear extension would be approximately 0.4m lower than the rear extension at No. 218.

The proposed design, scale, footprint and siting of the single storey rear extension is considered subservient in relation to the host building and rear garden. The size and scale of the extension maintains the legibility of the host building features. The bulk and scale is also compatible with the surrounding rear extensions and would not dominate neighbouring properties. There is a presence of a number of alterations and additions on the rear elevation of dwellinghouses on this side of Stapleton Hall Road. The extension would be composed of bricks to match existing in colour and style. It would not be visible from the street scene or public domain. In this context, the proposal is acceptable within the conservation area.

The proposal also includes the retiling of the flat section of the existing mansard roof, which is currently composed of slate tiles and felt roof section. The replacement materials would match existing, and would accommodate new thermal insulation which would not extend more than 150mm above the original height. A new conservation style rooflight is also proposed to the rear roof plane. In addition, a first floor timber sash window is proposed to be replaced with higher sill, to match existing in colour / materiality and feature a transom to mimic the existing window layout. These changes would not have a material impact upon the appearance of the dwelling.

The scale, massing and siting of the rear extension would not have a material impact upon the amenity of neighbouring properties. It would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking or loss of outlook to neighbouring properties. No. 214, which adjoins to the south, would not experience a material loss of daylight or sunlight due to its orientation. No. 218 is located to the north of the rear extension. Based on the 45 degree test in plan form, there would not be an adverse overshadow impact on the rear windows of No. 19. The shadow impact is further mitigated by the height of the rear extension, which is lower than that of No. 218.

The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & 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.

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

RECOMMENDATION

GRANT PLANNING 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.

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.