

Officer Report

Application Number:	HGY/2024/0136
Application Type:	Householder planning permission
Address:	108 Pemberton Road, Hornsey, London, N4 1BA
Proposal:	Erection of single storey ground floor infill extension, enlargement of existing rear window within rear dormer, creation of rear bay feature at second floor level.
Case Officer:	Eunice Huang
Valid Date:	16/02/2024
Applicant:	Mr Luc Janin
Agent:	Mrs Irene Casajuana

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

No representations were received for the application during the consultation.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations were received during the assessment of the planning application.

REASONS FOR GRANTING PERMISSION

This is an application for a ground floor infill extension with conservatory, rear window enlargements.

The application site is located on the southern side of Pemberton Road, approximately 70m west of Green Lanes. The building is not located in a conservation area or within the curtilage of a listed building.

The application site is largely rectangular in shape comprising a three storey mid-terrace dwelling. The rear of the dwelling is composed of a part two, part three-storey outrigger. The two-storey element of the outrigger projects into the garden with a bay façade. The site is part of a row of three-storey terrace dwelling, which display a sense of uniformity in the built form and rear alignment of the rear outriggers. A garden is located to the rear of the dwelling.

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

- Planning permission HGY/2023/2706 - Ground floor infill extension, rear window enlargements and addition of rooflight – Approved with conditions 15/12/2023.
- Pre-application PRE/2023/0156 - Side infill ground floor extension, second floor rear extension and use of roof as a terrace along with internal modifications including the installation of a platform lift from the kitchen to the upper bedroom. – Advice issued 16/10/2023

The proposal includes the erection of a side extension on the ground floor. The proposed side extension infills the passageway between the western side boundary and the existing outrigger. The extension has an external width of 1.745m and an internal length of 6.44m, maintaining the existing rear alignment of the outrigger. The side extension would be composed of a glazed lean-to roof, sloping down towards the western side boundary. The height of the extension would be 3.050m adjacent to the western side boundary. The ground floor extension is of an appropriate bulk and scale that would be sufficiently subordinate to the existing building and would be acceptable in the context of surrounding development. The form and design would respect the host dwelling and surrounding development pattern. Side infill extensions have been constructed at neighbouring properties including Nos 110, 112 and 118 Pemberton Road.

The application also includes a bay window extension to the rear bedroom on the second floor level. The bay window projects 0.755m beyond the existing rear façade of the second floor level. The bay window extension responds to the existing architectural language and proportions of the host building, which is composed of bay windows on the ground and first floor level at the rear elevation. Similar bay windows on the second floor level are present on the rear facades of dwellings to the rear (south), addressed to Mattison Road. The second floor extension would not dominate the host building or neighbouring properties.

The application also includes the demolition of the existing chimney above the existing three-storey outrigger. The affected chimney is located to the rear of the main building element, and has limited visibility from the public domain. A number of neighbouring terraces along this side of Pemberton Road, including the adjoining No. 106 are absent of outrigger chimneys. As such, the proposed chimney works would be acceptable in relation to the appearance of the building and street scene.

The proposed ground floor extension and bay window extension would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The extension is located adjacent to the western side boundary. The west-adjointing property has higher external and internal ground levels, which mitigates the extent of the amenity impacts. The bay window extension would be a modest addition in building volume on the upper level, which is recessed from the rear facades of the lower levels of the building and the rear garden. The site and neighbouring properties benefit from a north-west orientation, with rear openings and gardens facing south, which maximises daylight and solar access.

In respect to privacy impact of the bay window extension, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties. The new windows would have similar views to the existing window, and would not have a material adverse overlooking impact in this context.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy 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.

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.