



Officer Report

Application Number:	HGY/2024/0551
Application Type:	Householder planning permission
Address:	Ground Floor Flat A, 110 Seymour Road, Hornsey, London, N8 0BG
Proposal:	Erection of a single storey rear extension.
Case Officer:	Sarah Madondo
Valid Date:	01/03/2024
Applicant:	4
Agent:	MR Pablo Rimoldi

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The application site is a two storey mid terraced property on Seymour Road, N8, which has been converted into two flats. The site is not located within a conservation area. The area is characterised by similar residential properties.

THE PROPOSAL

The proposal is for the erection of a partial ground floor single storey side infill with wrap around rear extension to provide a larger kitchen/dinning space. The proposal would include a new window/door on the side elevation.

Relevant Planning and Enforcement History

OLD/1986/1455 110 Seymour Road N8 Conversion into 2 self-contained flats Decision Notice Sent Date
27/1/1986

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 1

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

- Scale/ depth of the proposed extension(*Officer Response: The proposed extension has been amended and reduced in scale please see drawing number GA-100.00 REV A*).
- Loss of light (*Officer Response: As stated above the proposed extension has been reduced in depth, which would reduce the impact with regards to loss of light*).
- Material of proposed wall (*Officer Response: The scheme here does not seek to replicate the existing materials of the host property, but rather seeks to extend the property with a contemporary design. The design merits of the proposal shall be considered within the planning consideration section of the report*).
- Details of drainage (*Officer Response: Drainage details are controlled under building regulations, not the planning process*).

PLANNING CONSIDERATION

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 single storey wrap-around extension has been amended since submission such that the rear extension has been reduced to 3 metres deep. The partial side infill would be inline with the extension at no. 112 and would not proceed beyond the existing extension. The proposed extension would have a flat roof with maximum height of 2.9 metres with bifolding doors to the rear. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. The scheme here does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a contemporary manner with a painted rendered finish, an approach which is considered to be acceptable from a design perspective. The proposal includes rooflights that would be flash with the roof and a new window/door on the side elevation which is acceptable. The proposal is considered proportionate and subordinate to the host building and of an acceptable standard of design. The proposal is therefore acceptable with regards to design and character considerations.

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 proposed extension would match the depth of the extension at No. 112 and would be 3 metres deep along the boundary with no. 108. The height and depth of the wraparound/side/rear extension would not adversely impact the amenity of neighbouring properties by reason of unacceptable loss of light, outlook or visual overbearing impact. The proposal is therefore acceptable with regards to amenity impact considerations.

Conclusion

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11. 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 an unacceptable impact on the amenities of neighbouring occupants. 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.

Informatives:

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: 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.

