



Officer Report

Application Number:	HGY/2024/0685
Application Type:	Householder planning permission
Address:	42 Priory Gardens, Hornsey, London, N6 5QS
Proposal:	Construction of a single storey rear extension.
Case Officer:	Ben Coffie
Valid Date:	12/03/2024
Applicant:	Ms Taylor
Agent:	Alex Fordham

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

The application is for the construction of a single storey rear extension.

Site and Surroundings

The application site forms part of a terrace of three-storey Victorian dwellings located on the north side of Priory Gardens. The dwellings are well preserved and are characterised by canted bay windows on the ground and first floors, and they are built in red brick.

The area in general is pre-dominantly residential in character, the site is located in the Highgate Conservation area.

Relevant Planning and Enforcement history

No Relevant planning history

2. CONSULTATION & LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring sites. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 3
Objecting: 3
Supporting: 0

Neighbour concerns were raised:

- The extension is too extensive and would have a negative impact on nearby properties.
- Endorse the comments of the CAAC (see below).

Highgate CAAC – objections are detailed below:

- Inconsistencies in the drawings provided, not to scale and are not clear
- No rooflights or other openings should be allowed as they would cause light pollution, overlooking, noise or other damage to neighbouring amenity
- A light study is required to demonstrate that the new extension would not block too much light and daylight from rooms in neighbouring houses.
- A tree report is not included in the application as there are trees and shrubs being potentially removed.

Officers response:

- Officers are satisfied with the accuracy and quality of the submitted drawings.
- There are a number of rooflights installed in extensions across the terrace, therefore the proposed rooflights would not appear unduly out of keeping with the character or appearance of the conservation area.
- Where the extension will be situated there are only relatively small shrubs that would be affected. There are no trees affected by the proposal.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design, appearance and impact on the area.

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Highgate Neighbourhood Plan (HNP) Policy DH4 concerns side extensions which should respect the streetscape and not block or significantly infill the gaps between buildings, while being subordinate in scale to the original dwelling and complementing its character. Policy DH3 also requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 indicates that dormers should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear.

The surrounding area is residential in nature and is mainly characterised by terrace properties like that of the application site. The three-storey scale of these properties, the repetition of architectural features, the symmetry with adjacent counterparts of the same original design, and the similar

material and colour finishes of the properties provide coherency to the character of this area. The rear of these properties benefits from relatively large rear garden with similar infill extension to their rear outriggers.

The proposed single storey rear extension would sit behind the two storey rear outrigger and the existing infill extension. It will measure a depth of 1.99m, 5.2m in width and 3.4m in height. It will have a flat roof design and its proposed material compositions are part dark tone zinc cladding and green/ blue tiling façade.

The proposed rear extension is acceptable in scale, height and bulk and would not represent an over dominant or intrusive addition to the rear of the dwelling. The site possesses a relatively large garden area, therefore the proposed development would be well contained within the existing site context. The development is therefore considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

The proposed materials are broadly acceptable, the proposal will adopt a contemporary approach however is not visible from the streetscene. Consequently detrimental impact on the character and appearance of the area in general.

As such, the character of the conservation and visual amenity of the area will 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

It is noted that concerns are raised about the impact of such an extension against neighbouring dwellings. In terms of impact on conditions of daylight and sunlight, such an extension is too low in height to materially block sunlight and daylight, with equally such an extension projecting by a small depth beyond the building line of the rear outriggers and neighbouring extension.

As such the proposed rear extension is considered acceptable and would not result in adverse impacts against adjoining sites with regards to loss of outlook, loss of daylight/sunlight and an increased sense of enclosure.

Conclusion

The proposal is considered acceptable in terms of design and its impact on the character and appearance of the host property and the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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.

- 4 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 21547 PL-08 P1 unless otherwise agreed in writing by 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: 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.

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: Proactive Statement

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in

order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.