



Officer Report

Application Number:

HGY/2024/0849

Application Type:

Householder planning permission

Address:

25 Barrington Road, Hornsey, London, N8 8QT

Proposal:

Erection of black timber clad side extension with glazed roof and timber clad dormer extension to rear roof slope, the installation of new aluminium/ timber composite windows at the rear of the property and new double glazed timber sash windows to the front of the property., erection of outbuilding/garden studio and the installation of 1no. air source heat pump and solar panels to the roof.

Case Officer:

Oskar Gregersen

Valid Date:

26/03/2024

Applicant:

Daniela Gattegno Ho

Agent:

John Henden

RECOMMENDATION

Approve with Conditions

Consultation

Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No representations were received in response to notification and publicity of the application.

Planning Assessment

The application site relates to a two-storey residential dwellinghouse located in the west of the Borough, a short distance from Priory Park. The site and surrounding area is typified by two-storey buildings with long rear outriggers and sizable rear gardens. The terrace has a largely uniform appearance with most buildings being finished in red brick with timber sash windows.

The application history in relation to this site is as follows:

HGY/2022/4520 Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.24m and for which the height of the eaves would be 2.45m. Approved.

HGY/2022/4519 Certificate of Lawfulness for proposed rear dormer and outrigger extensions.
Permitted Development.

This application is seeking consent for the formation of a rear dormer roof extension, erection of a 5m deep side infill extension with wooden pergola, erection of a rear garden room to be used as a home gym, as well as the installation of No. 13 Solar Panels and an Air Source Heat Pump (ASHP). The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

Additionally it is being assessed against Policy DM21 of the Development Management, Development Plan Document 2017 which supports appropriate measures to sustainably retrofit existing homes, recognising the opportunity to improve the environmental performance of existing buildings. This policy seeks to encourage proposals for minor and householder development to incorporate energy efficient measures, including installation of solar panels, providing any such treatment is sympathetic to the character and historic significance of the existing building and surrounding area and, where having regard to other Local Plan policies (DM1 Delivering High Quality Design and DM9 Management of the Historic Environment).

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Infill Extension

The proposed single storey infill extension would be 2.35m wide and 5m deep. The extension would directly abut the boundary with No.27 Barrington Road and would extend 5m on the shared boundary. It would have a pitch roof pitching down to a height of 2.5m on the boundary, with a parapet wall that would add an additional 500mm up to 3m.

The scheme would be contemporary in design with high levels of glazing with this an acceptable approach for such an extension.

Additionally, permission is sought for the installation of a timber pergola 3.3m in depth with an eaves height of 3m pitching up to a maximum height of 3.7m. This pergola, by virtue of its minimal timber construction is deemed to appear sub-ordinate to the host building, and compliant with policy. The amenity impact will be assessed later in this document.

Overall, the proposed extension and pergola would be modest in bulk and scale and subordinate to the current outrigger and dwelling. It is also observed that several neighbouring properties, such as Nos 13, 17, 27, and 31 have similar infill extensions. Therefore, this extension is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

Further, it is noted that the site has permission for an extension at the same scale under prior approval reference HYG/2022/4520, which can be seen as a fallback position for the infill extension.

Rear Dormer

The proposed rear dormer would be 5.7m wide, 3.8m deep, and 2.5m tall, and would be finished in contemporary materials similar to that of the proposed infill extension and garden room.

The proposed dormer would be set back at least 200mm from the eaves of the roof, and would have a similar amount of rear facing glazing as rear dormer extensions in place at Nos. 29 and 43 Barrington Road.

It is noted that the site has been granted a certificate of lawfulness for an L-shaped dormer roof extension under permitted development (Reference HGY/2022/4519), which would be of greater scale than the proposed dormer, whilst also acting as a fallback for this proposal.

Garden Room

The proposed garden room would be 5.5m wide at its widest, and 3.6m deep at its deepest, forming an L-shape. The garden room would have a maximum height of 3m and would be clad in black timber similar to the proposed side infill and dormer extensions.

In terms of area, the garden room would cover an area of 17.2sqm, which could be achieved through permitted development. Additionally, the application site benefits from a sizable garden such that the garden room would not cover an excess of the space and would appear subordinate to the site.

A condition will be added to ensure that the use of the garden room shall, in perpetuity, remain incidental to the host dwellinghouse and cannot be used for any other purpose. Further, a condition will be added to ensure that small diameter piles are used to mitigate any potential impact to nearby trees or vegetation.

As such it is deemed that the proposed additions would be generally compliant with DPD Policy DM1

Solar Panels/ASHP

Permission is sought for the installation of No.13 solar panels, with 8 located on the pitched portion of the outrigger and 5 located on the flat portion of the proposed dormer roof extension.

DPD Policy DM21 supports appropriate measures to sustainably retrofit existing homes provided that they are not adversely impactful to the character of the host building or surrounding area, being compliant with DPD Policy DM1.

It is noted that solar panels can be installed in an area not covered by Article 2(3), and there are a variety of examples of installations at a similar scale in place in the surrounding area, including panels on rear and side facing roof slopes.

Overall, it is deemed that there would not be any adverse impact to the character of the host building or surrounding area, with the green benefit of the installation of solar panels and air source heat pump outweighing any potential negativity.

A condition will be added to ensure that the noise levels of the air source heat pump will not go above unacceptable levels, protecting neighbourhood amenity.

Impact on neighbouring amenity

The scale and massing of the proposed roof extension is considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance. The fenestration on the rear elevation of the dormer will not introduce any new significant overlooking over and above the current situation, as there are a number of extensions in place at roof level in the terrace, and the application site has a large amount of tall vegetation in the garden.

The height and depth of the infill extension would not affect the amenity to No 27 Barrington Road, as there is an extension of identical scale in place at that site. Additionally, extensions of this scale are in place in a variety of locations in the area.

There is currently 5m deep, and 2.7m tall wall in place along the boundary with the application site, formed by an extant extension in place at No.27. The proposed extension would infill space up to the rear of the neighbouring extension. As such, the proposal would not adversely affect neighbouring amenity in terms of conditions of light, outlook or have an overbearing or tunnelling effect.

The proposed garden room would be modest in scale and would be situated far enough from other buildings and the site boundary such that it would not have any adverse impact on neighbouring amenity and should be approved.

The proposed solar panels and ASHP would provide a green energy solution to the current and future residents of 25 Barrington Road, without adversely impacting neighbouring amenity through overshadowing or creating excessive noise, and should be approved.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM12, and DM21 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according 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.

CIL

N/A – Under 100sqm no new unit.

Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 25 Barrington Road and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

- 4 Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

- 6 The rating level of the noise emitted from the Air Source Heat Pump in connection with this permission shall at no time exceed the background noise levels by 5dB (or more) as measured according to British Standard 4142: 1997 at any adjoining or nearby residential property.

Documentation or a statement from a suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with the noise level specified above and any mitigation measures required before bringing such equipment into use. The Air Source Heat Pump shall thereafter be serviced regularly in accordance with the manufacturer's instructions and as necessary to

ensure that the requirements of this condition are maintained.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Outbuildings and Building Regulations Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary.

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.