



Officer Report

Application Number:	HGY/2024/1081
Application Type:	Householder planning permission
Address:	65 Onslow Gardens, Hornsey, London, N10 3JY
Proposal:	Erection of a single storey rear and side wraparound extension, replacement of existing first floor rear conservatory and alteration to flank wall of outrigger including replacement windows.
Case Officer:	Mark Chan
Valid Date:	22/04/2024
Applicant:	Mr Philip & Ellie van Dedem
Agent:	Mr Martyn Clark

1. CONSULTATION

One representation was received in response to notification and publicity of the application and summarised as follows:

- External wall of the proposed extension to be finished in white to match the rear façade of the host property
- Overlooking by the first floor flank window of the proposed extension
- Tree near the site to be protected

2. PLANNING ASSESSMENT

The subject site contains a two-storey end-of-terrace property on the southern side of Onslow Gardens. The site is not located within a conservation area.

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

HGY/2024/0089 – Certificate of Lawfulness: Additions to the roof of a dwellinghouse. Approved 19/02/2024.

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.

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.

This application is seeking consent for the erection of a single storey rear and side wraparound extension, replacement of the existing first floor rear conservatory and alterations to the flank wall of the existing rear outrigger including replacement windows. 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.

Single storey wraparound extension

The new single storey wraparound extension would be full-width and 2m deep from the rear outrigger and 10.3m deep from the original rear façade. The depth of the extension would exceed the outrigger at the adjacent property No. 67 by 2m only. The extension would have a flat roof with a long rooflight and a maximum height of 3m. The proposed extension would be finished in light tone brick with metal sliding doors at the rear. A condition to the secure the appearance of the brickwork is being imposed.

Due to its rear location and the large trees at the rear of the rear garden, the public visibility of the extension would be limited. It is observed that several properties in the locality, including Nos. 59 and 57 have similar modern extensions. The proposal is

considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

First floor rear conservatory

The existing first floor rear conservatory at the rear of the outrigger would be replaced by a new small rear extension with brickwork walls that matches the proposed ground floor extension and a corner window. The footprint and height of this extension would be very similar to the existing conservatory. Given that no additional massing is introduced at first floor and that the design and material of the replacement extension are consistent with the proposed ground floor extension and the host property in general, it is not considered to harm the character and appearance of the host property and locality.

Alteration to flank wall

The first-floor flank wall of the existing outrigger would be rebuilt so that the interior of the wall matches the existing walls. As such, the flank wall would sit 0.1m closer to the boundary than existing. The wall would also be finished in brickwork that matches the proposed extensions. Lastly, the flank wall window and the first-floor rear window on the original rear façade would be replaced by slightly larger metal framed double glazed units. Overall, the proposed alterations are considered to be of minor scale and would not materially harm the character of the host property.

Impact on neighbouring amenity

Given that the adjacent No. 63 sits higher than the application site and the proposed wraparound extension is only 3m high, it is not considered to materially overlook or overshadow or appear overbearing to the neighbour. The proposed wraparound extension is only 2m deeper than the outrigger at No. 67 and therefore would cause harm to its residential amenities.

Due to representation made by neighbour, all the flank windows that face No. 63 would be obscured glazed as depicted in the submitted drawings and secured by condition with the exception of the corner window. This is because the existing conservatory already has a window facing No. 63 at the same location and that the portion of the corner window that faces that side is relatively small. It is not considered the corner window would materially worsen the residential amenities of the neighbour. The proposal is acceptable in amenity terms.

The proposal does not involve the removal or trimming of any trees. As such, it is not considered the proposal would result in harm to nearby trees.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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	Prior to the commencement of buildings works of the rear extensions and rebuilding of the outrigger flank wall hereby approved details of brickwork to be used shall be submitted to and approved in writing by the Local Planning Authority together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details. Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM12 of the Development Management Development Plan Document 2017.

4	Prior to the completion of the development hereby approved, the first floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter. Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
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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.