

Officer Report

Application Number:	HGY/2024/0744
Application Type:	Householder planning permission
Address:	14 New Road, Hornsey, London, N8 8TA
Proposal:	Removal of existing rear extension and erection of a two-storey rear extension.
Case Officer:	Mark Chan
Valid Date:	08/04/2024
Applicant:	Viv Oxley
Agent:	Mr Dan Brandt

RECOMMENDATION

Approve with Conditions

1. CONSULTATIONS

Three objections were received in response to notification and publicity of the application and are summarised as follows:

- Ground floor extension is too large and disproportionate to the host building.
- First floor extension is too high and inconsistent with the other similar extensions on the street.
- Extension would reduce light and overlook neighbouring properties.
- Impact on trees.
- Flat roof of the extension may be used as terrace.

The Council's Conservation Officer have also objected to the proposal on the grounds that the first-floor rear extension is taller than other existing additions in the terrace and that the size of the rear window should be rescaled.

2. REASONS FOR GRANTING PERMISSION

The subject site is a three-storey terraced property on the southern side of New Road. It is noted that the subject site has an existing rear extension. The site is within the Crouch End Conservation Area but does not fall within the curtilage of a listed building.

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

Design and heritage

The proposal involves the demolition of the existing rear extension and erection of a new two-storey rear extension. The ground floor element of the proposed extension would be 6m deep and 3m high (2.2m at the eaves) with a single-pitched roof with three rooflights on the eastern flank elevation. Its depth would be less than the ground floor rear extension at No. 12 and would run along the site boundary with Nos. 12 and 16. The new extension would be finished with yellow stock brick to match existing, and a large metal framed sliding door to the rear.

The first-floor element of the proposed two-storey rear extension would have a flat roof and be half-width (2.5m wide) and 3.3m deep. Following officer's advice, the applicant has amended the proposal by reducing the height of the first-floor rear extension and the size of the rear window. Its depth and height of would now match the existing rear extension at No. 12 and the size of the rear window is now considered proportionate.

Given its rear location, the extension would not be observable from public view. It is observed that several nearby properties such as Nos. 12 and 18 have similar rear two-storey extensions. The proposed extension is subordinate and subservient to the host building and would not adversely affect the existing street scene nor the character and appearance of the conservation area. It is acceptable in design and heritage terms.

Impact on amenity

Given that the proposed ground floor extension would have a single pitched roof and only be 2.2m above the ground level at the boundary with No. 16 and the first floor rear extension is only half-width on the western side, it is not considered to result in any material impact on the residential amenities of adjacent neighbours at No. 16 in terms of loss of daylight/sunlight or appear overbearing.

The subject site already has a first-floor rear extension with a south-facing rear window and the proposed extension does not have any flank windows. As such, it is not considered the proposal would materially enhance the overlooking of neighbouring properties. A condition to restrict the use of the roofs of the proposed extension has been included to safeguard neighbouring amenities. Overall, the proposal is acceptable in amenity terms.

Trees

The proposal has not included the removal or trimming of trees and the proposed extension are away from trees. It is not considered that the proposal would have a material impact on the trees on site.

Conclusion

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

GRANT 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 demonstrated in the drawings hereby approved.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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: 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.