



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2024/1098</b>                                                                                                                                                                                                                                                                                           |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                                                                                         |
| <b>Address:</b>            | 9 Pages Hill, Hornsey, London, N10 1PX                                                                                                                                                                                                                                                                         |
| <b>Proposal:</b>           | Demolition of existing ground floor rear conservatory, and erection of replacement rear extension, with modifications to the existing ground floor balcony. Alterations to external finish of rear basement, replacement of UPVC windows with double glazed aluminium windows to match the existing (amended). |
| <b>Case Officer:</b>       | Josh Parker                                                                                                                                                                                                                                                                                                    |
| <b>Valid Date:</b>         | 19/04/2024                                                                                                                                                                                                                                                                                                     |
|                            | 4                                                                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>          | Ms Sarah Tiley-Hill                                                                                                                                                                                                                                                                                            |
| <b>Agent:</b>              | Teo Iancu                                                                                                                                                                                                                                                                                                      |

## **RECOMMENDATION**

**Approve with Conditions**

## **SITE AND SURROUNDINGS**

The application site is situated on the western side of Pages Hill, containing a two-storey semi-detached dwellinghouse on its frontage. Due to changes in the topography of the site and historic extensions, the dwelling has a three-storey scale to the rear, which backs onto the rear gardens of the properties of Creighton Avenue.

## **PROPOSED DEVELOPMENT**

The applicant is proposing the following works to the dwelling:

Demolishing the ground floor conservatory and internalising the area to extend the living space with modifications to the existing ground floor balcony. The external finishes for the basement would also be changed alongside the replacement of UPVC windows with double glazed aluminium windows to match the existing.

## **SITE HISTORY AND ENFORCEMENT**

All existing historic planning applications and enforcement cases have been considered in the determination of this planning application.

## **CONSULTATION**

There were no statutory consultees for this planning application.

## LOCAL REPRESENTATIONS

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

Objections:0

Support:0

## MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

### Design and appearance of Conservation 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant seeks to make a number of changes to the rear elevation of the subject site as set out in the description these changes as follows:

- Replace the existing ground floor rear conservatory with single storey rear extension of approximately half the width of existing structure;
- The width of the balcony would occupy the area not covered by the reduced width replacement rear extension. Its depth would be slightly increased at a splayed angle to match the depth of the balcony of neighbouring No. 11;
- Create a new bespoke veranda over the balcony following the roof line of the existing conservatory;
- Clad the ground floor in brickslips;
- Add new Aluminium double glazing windows.

All the proposed bulk of the replacement extension would sit within the current conservatory envelope excluding a slight circular addition to the balcony which would extend west using the neighbouring No 11 ground floor terrace depth as a point of reference. This is naturally mirrored by the supporting veranda following the shape and proportions. All materials chosen are of a contemporary nature and would complement the existing brick and render of the host building. The extensions and alterations would respect the scale, form and character of the host building and wider locality. As such, the proposal is 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. 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.

As previously outlined, all works have a similar footprint to the existing conservatory, and the extension would be no greater in height than the existing conservatory. the proposal does not introduce any additional daylighting concerns or give rise to an unacceptable sense of enclosure. The balcony or terrace is extended slightly in depth. However, the slight increase in depth and its central position would ensure that the replacement balcony would not result in an unacceptable increase in loss of privacy/overlooking over and above the conditions regarding this matter from the existing balcony.

The proposal would not result in an unacceptable impact on light, bulk, sense of enclosure and privacy conditions, and is therefore acceptable with regards to amenity impact considerations.

## **Conclusion**

Subject to conditions the proposal is considered acceptable with regards to design, character and amenity considerations. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## **CIL**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **RECOMMENDATION**

Permission be granted subject to 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 flat roof area of the replacement single storey ground floor rear extension hereby approved shall not be used at first floor level as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In order to protect the privacy levels of neighbouring occupants, consistent with Policy DM1 of The Development Management DPD 2017.

### **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: 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: 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.