



Officer Report

Application Number:	HGY/2024/0182
Application Type:	Householder planning permission
Address:	22 Thirlmere Road, Hornsey, London, N10 2DN
Proposal:	Erection of a single storey rear/ side extension (Amended plans).
Case Officer:	Mark Chan
Valid Date:	23/01/2024
Applicant:	Mr Elliot Cowan
Agent:	Mr Daniel Cieslak

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of a single storey rear/ side extension.

2. Site and Surroundings

The application site is a two-storey mid terrace property situated on the eastern side of Thirlmere Road. The property is located within Muswell Hill Conservation Area.

3. Relevant Planning and Enforcement history

HGY/2024/0183 - L-shaped rear roof extension with 3no. conservation style roof lights to the front elevation – Current application

5. Consultation response

The responses below were received following consultation on the application:

Internal consultees:

LBH Conservation team: Consulted, no response received

Local Representations - The application has been publicised by way of a site notice displayed in the vicinity of the site and 11 letters to neighbours. 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:

Supporting: None

Objecting: 1

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of daylight/sunlight;
- Overlooking;

- Want to ensure the flat roof is not used as an outdoor space;
- Would have a dominant and unbalancing appearance, harming the character and appearance of the area.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance & impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity.

Design and appearance & impact on the character and appearance of the conservation area

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal is to erect a single storey rear and side extension. In terms of the side extension this would infill the lightwell space to the side of the current outrigger and would directly abut the boundary with [No 20]). The extension would have a pitched roof pitching down to a height of 2.3m on the shared boundary. The extension would be finished in materials to match those of the existing dwelling with the extension having a glass roof. The rear extension would project 3m from rear wall of the outrigger and would equally be faced in brickwork and would have a flat roof.

The extensions are subordinate and of a material that compliments the application property. There are examples at the end of the terrace of a rear extension to the outrigger and another example of a side infill extension to the rear outrigger.

Both the rear outrigger extension and the side infill extension have been reduced in height by way of an amendment and the extensions are now considered subordinate. Additionally, the proposed materials will match the existing where applicable and is of a simple and complimentary design.

As such, in design and heritage terms, the proposal is considered in line with the above policies and the character and appearance of the conservation area will not be harmed, left preserved.

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.

The proposed rear extension to the outrigger, along the boundary line with No. 24 will measure 3m in depth and has been reduced in height from 4.38m at its highest point due to differing land levels, to 3.78m following requested amendments. In addition to this it is noted the rear door of No. 24 has to be accessed by stairs due to land levels. The proposed single storey rear extension to the outrigger will be conditioned to ensure it is not to be used as a roof terrace.

The proposed side infill extension, along the boundary with No. 20 as noted would project the depth of the current outrigger. The height has been reduced from 2.8m to eaves at its highest point due to differing land levels to 2.3m. This amendment will reduce the impact on neighbouring amenity, and it is considered to overcome issues raised in the representations received.

It is also pointed out that the infill extension here will sit in the shadow of the current outrigger and that in understanding impact on light it is important to bear in mind that daylight is dependent on how much clear sky is visible from a particular window/ specific reference. The visible surface of the extension is viewed to be too low in height to materially impact the amount of visible sky seen, given the current conditions of the backdrop of the current two-storey outrigger and fence on this shared boundary.

Following concerns raised by Officers about possible overlooking to upper floor window to No 20 associated with the glazed roof, the agent has confirmed and shown detail of faux-rafters being installed inline with the glazing sections and as such this design feature will serve to minimise and obscure the angle of vision upwards towards the upper floor window of No 20.

As such, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal following amendments is considered acceptable in design and conservation terms as well as amenity terms. 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

7. CIL Applicable

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.

8. Recommendation

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 with the roof design to the single storey infill side extension incorporating an internal faux rafter detail.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external brick to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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: 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: 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: Juliette opening

It is brought to your attention that the consent hereby approved does not grant or convey the granting of consent for the installation of a first floor Juliette opening in replace of a current window. As already advised such a change is not captured in the description of development and secondly is not supported on design grounds. It is

pointed out that within a conservation area, alteration should be limited to ground floor level and that changing the window here would take from the appearance/ group value associated with this terrace of houses.