



Officer Report

Application Number:	HGY/2024/0212
Application Type:	Householder planning permission
Address:	19 Southern Road, Hornsey, London, N2 9LH
Proposal:	Ground floor rear infill extension; Landscaping to rear garden; Ground floor front infill extension; Landscaping to front garden including new level access to ground floor; New rooflights in existing ground floor extension; New front door with sidelights to replace existing; New window to first floor shower room in side elevation; New double glazed windows to replace existing to front elevation; Enlarged dormer extension at rear; New rooflights at front.
Case Officer:	Emily Whittredge
Valid Date:	25/01/2024
Applicant:	Mr Martin Cheung
Agent:	KNOTT

RECOMMENDATION

Approve with Conditions

1. Site Description and Proposal

The application relates to a semi detached two storey dwelling on the south side of Southern Road within the Fortis Green Conservation Area. The dwelling has previously been extended with a substantial side extension that projects 11.6m to the rear, and No. 17 of the pair has recently been extended to the side and rear. Properties within this part of Southern Road vary in size and have been extended to various degrees.

The site does not relate to any listed building.

The application seeks the following works:

- Ground floor rear infill extension;
- Landscaping to rear garden;
- Ground floor front infill extension;
- Landscaping to front garden including new level access to ground floor;
- New rooflights in existing ground floor extension;
- New front door with sidelights to replace existing;
- New window to first floor shower room in side elevation;
- New double glazed windows to replace existing to front elevation;
- Enlarged dormer extension at rear;
- New rooflights at front.

2. Policies and Constraints

3. Relevant Planning and Enforcement History

Planning Cases

1. HGY/1989/1297

Proposal: Formation of roof extension, including installation of front, rear and side dormer windows.,

Decision Date: 12 February 1990

Decision: Refuse

2. HGY/1989/0472,

Proposal: Extensions to roof comprising side and rear dormer windows,

Decision Date: 2 November 1989

Decision: Approve with Conditions

3. HGY/2023/2863

Proposal: T1: Silver birch (7m): Crown reduce over number 7 Shakespeare Gardens by 1.5m to prevent encroachment towards the house,

Decision Date: 15 November 2023

Decision: No Objections

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design and Heritage

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 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 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 rear dormer would replace a smaller one, and would be similar in scale and appearance to that approved for the other half of the semi-detached pair. The proposed ground floor rear extension would have largely the same footprint of the development recently constructed at No. 17, with some additional extensions on the west side. The existing side extension adjoining 3 Shakespeare Gardens would be retained with amendments to fenestration. The new extension features a contemporary design that would contrast with and be sensitive to the host building. The cumulative extensions would be larger than others within the terrace, but on balance are considered proportionate and subordinate to the host building and in keeping with the pattern of development in the area. The rear extension would not be widely visible in the street scene.

The side infill at the front of the dwelling represents a modest increase to the existing infill and would not significantly alter the appearance of the building. The proposed front landscaping would amend the parking and planting areas, but there would be no net increase in paved area. The tree officer has assessed the impact of development, which is discussed in section 7 of this report. The front roof lights would be similar in scale, siting and number to that at No. 17 and are acceptable subject to a condition securing conservation-style roof windows. The replacement windows and doors to the original house will be of materials and design to match those of the original construction, to be secured by condition.

As such, the local character and visual amenity of the conservation area will be protected.

6. 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.

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 the amenity of neighbouring residents.

The proposed ground floor rear extension would be in line with the neighbouring extension at No. 17 on the eastern boundary. On the western boundary adjacent 3 Shakespeare Gardens, the existing extension would not be altered in respect of scale. The proposed dormer, rear extension, and front infill would not result in any loss of privacy, light or cause a sense of overbearing to neighbouring occupiers.

The proposal includes two raised patios to the rear of the extension. The plans were amended prior to decision to address the need for appropriate screening on the boundary for the new raised patios. The amended boundary treatment would prevent overlooking while avoiding a harmful increase to the boundary height.

The proposal is not considered to give rise to unacceptable loss of light or outlook. There would be no direct overlooking of neighbouring gardens or windows. As such, the proposal is acceptable in amenity terms.

7. Trees and Landscaping

There are no major significant trees on site. The Council's tree officer has examined the plans and has no major concerns to the rear, providing protective fencing is used to cordon off the garden to protect the existing vegetation.

The front vegetation is low grade and the garden is to be re-landscaped. The existing hardstand drive will be retained as parking area and the adjacent vegetation Pittosporum and Birch, at 3 Shakespeare Gardens, will not be affected.

While the tree officer requested landscaping plans, these are not typically required for domestic scale developments. Details of the hard and soft landscaping are shown on the ground floor plans, and these will be secured by condition. The officer further requested a tree protection plan, and a condition will be imposed requiring tree protection fencing for all retained trees.

8. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

9. RECOMMENDATION

Grant permission subject to condition(s):

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 of the existing building unless otherwise stated in the plans and documents 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 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

- 5 No commencement of front garden works shall take place without incorporating a suitable surface water drainage scheme. The drainage scheme shall ensure that the surface water within the front garden can be accommodated and disposed of without discharging onto the highway.

The drainage scheme shall be implemented and thereafter retained.

Reason: To ensure the management of surface water without reliance on public drains in compliance with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

- 6 No development shall start until all trees to be retained have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 All new windows and doors within the original part of the building shall be timber.

Reason: In order to safeguard the special character and appearance of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy DM9 of the DPD and Policy SP12 of the Haringey Local Plan 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: 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.