

Officer Report

Application Number:	HGY/2024/0925
Application Type:	Householder planning permission
Address:	Flat A, 90 Upper Tollington Park, Hornsey, London, N4 4NB
Proposal:	Erection of 2x single storey rear extensions and erection of 1x single storey side extension at the lower ground floor level.
Case Officer:	Mercy Oruwari
Valid Date:	03/04/2024
Applicant:	Mr James Birkett and Ms. Lisa Michelle Gorman
Agent:	Ms Sowji Chintalapati

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a three storey semi-detached property including a partial lower ground level. The house is a double fronted property with the host flat residing in the full width of the lowest level. Being situated on a very open prominent junction the full side elevation is highly visible from the road. The site falls within the Stroud Green conservation area but is not within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the erection of 2x single storey rear extensions and erection of 1x single storey side extension at the lower ground floor level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2022/3837 - Erection of a single storey rear extension at lower ground floor level and erection of a two storey side extension (including the lower ground floor). Withdrawn
- OLD/1979/1421 - 14/6/79 Conversion into four self-contained flats. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

1. LBH Conservation Officer: No objections subject to conditions.

Local amenity groups

The following local groups/societies were consulted on the planning application:

Stroud Green CAAC: No comments

Stroud Green Residents Association: No comment

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal is made up of two rear extensions and one side extension. The smaller extension towards the left of the building (viewed from the rear garden) would marginally increase the depth of the existing access to the rear garden by 0.6 metres. The height of this new extension would be approximately 2.4 metres and would span the full width of the space between the boundary of No 88 and the outrigger. The new extension would include the replacement of the existing double doors with new wider double doors. This aspect of the proposal is very modest and is considered acceptable.

The larger rear extension would wrap around and infill the space adjacent to the boundary of No 92. This new extension would accommodate a larger kitchen/dining/living room. Due to the ground level, this new structure would be a little taller at 3 metres. The space between this extension and the side extension would form a small courtyard terrace area.

The side extension, unlike the other two would be visible from the street. A previous application which was withdrawn, included a two-storey side extension (HGY/2022/3837). It was considered that this would have appeared as a dominant and incongruous feature within the site. In particular it would have been imposing within the gap between the two properties. This is a noted feature on this corner of the road.

This re-submission for a single storey extension is a less visually intrusive addition to the site which allows the gap between the properties to remain prominent. The new structure is also pulled back from the building line by 1 metre to further reduce its dominance. The new side extension would incorporate the relocated entrance to the flat from the rear to the front. The space would also accommodate a new shower room and storage.

Revisions were made to the entryway by reducing the width to ensure that a minimal amount of disruption is caused in the front garden. The pathway to the new entrance would for the most part be the same as the main house using the same gate. An additional small pathway would be created to again ensure that the garden space is not negatively affected.

The extensions would be finished in materials to match those of the existing dwelling, so as to not change the character and appearance of the building or the conservation area.

Overall, the revised proposal is considered proportionate and subordinate to the host building and would not negatively impact the local character and visual amenity of the Stroud Green Conservation Area would be protected.

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 smaller proposed extension is the closest to a shared boundary (No 88), however, due to the modest size there would be no impact on this property. The larger rear extension and the side extension have a significant separation gap between the properties on either side. Therefore, none of the new extensions would have an adverse impact on the amenity of neighbouring properties.

Trees and landscaping

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site. None of the trees present at the site or on the neighbouring site have a Tree Preservation Order (TPO).

Considering the open prominence of the site and the very green nature of the front garden, consideration has been given to the trees/vegetation. It has been confirmed that as part of the

building process, no trees at the front or side of the property would be relocated or removed. The soft landscaping at the front of the site would be retained.

A condition is being imposed to ensure that appropriate measures are taken during construction to protect trees. Specifically protective fencing will be required to be erected to protect the existing vegetation and trees', including their root protection areas.

Overall, the proposal accords with the requirements of DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 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.

The proposal is considered acceptable in respect of its character, 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.

7. RECOMMENDATION

The application is recommended for approval 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.

- 4 All new external finishes shall match the existing original finish of the main building in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the development contributes to the character and appearance of the building and this part of the Conservation Area. To comply with Policy DM9 of the Haringey Development Management Development Plan and the provisions of the National Planning Policy Framework.

- 5 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

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 DM 1 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: 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.