

Officer Report

Application Number:	HGY/2024/0911
Application Type:	Householder planning permission
Address:	31 Burgoyne Road, Hornsey, London, N4 1AA
Proposal:	Alterations to front elevation, installation of balcony to rear raised ground floor rear elevation and new external door and windows. Landscaping works to rear garden.
Case Officer:	Sabelle Adjagboni
Valid Date:	02/04/2024
Applicant:	Mr Julian Herbert
Agent:	Mr Steven Seary

RECOMMENDATION

Refuse

1. Proposed development

This is an application for the installation of a balcony to the raised ground floor rear elevation and alterations to the front elevation, including a new external door, new windows and new metal railings. The proposal also includes landscaping works to the rear garden.

2. Site and Surroundings

The application site is a flat over the lower-ground and ground floors of a four-storey terrace property containing two flats. It benefits from a front and rear garden. The property is located on the western side of Burgoyne Road near its intersection with the New River. It is not in a conservation area, nor is it a statutorily listed building.

The history of the site shows that it was converted into two flats in 1968.

3. Consultation response

No consultations were required for the application.

4. Local representations

The application was publicised by way of 22 letters to neighbours. No representations were received.

5. 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

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.

Works proposed on rear elevation

Lower ground floor

On the lower-ground floor, at the rear, the existing door on the left is replaced by a double-glazed white coloured aluminium window. The area below the window is infilled with brickwork to match the existing. The existing shed is retained but repaired with brickwork to match the existing. In terms of landscaping, the concrete patio is covered with some light grey paving. These changes are considered minor and would not detract from the character of the property.

Ground floor

Some of the adjoining properties in the locality have been altered and extended; however, the area has generally retained its original urban form and character. There are no examples of roof terrace onto the rear outrigger projection of the surrounding neighbouring properties. The proposed cantilevered balcony would have a depth of approximately 1.2m and a width of 2.9m. This is considered large in size and would not appear subordinate. Additionally, the cumulative effect of the existing staircase, of which the landing can already be used as a standing balcony, and the proposed terrace will appear bulky and give the rear elevation a cluttered appearance. It is noted that the proposed lower and raised ground floor maisonette would be served by access to the rear garden. Therefore, the proposed terrace will detract from the visual appearance of the property and be at odds with the character and pattern of development of the area.

Works proposed on front elevation

On the front elevation, repair works are proposed for the railings, gate, and brickwork which reinstate the original character of the house and follows the pattern of development of the area. These are considered acceptable.

As a whole, the proposal would unduly clutter the visual appearance of the property, particularly of the rear elevation.

In light of the above, the development would have an unacceptably harmful effect on the appearance of the host property.

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 balcony will sit above the fence and would result in the loss of privacy and overlooking into neighbouring properties. Many of the potential angles of view would be quite penetrating, leading to an unacceptable loss of privacy to the occupants of these neighbouring properties and resulting in a significant reduction of the enjoyment of spaces within them below the standard that their residents should reasonably expect to enjoy.

In this case, no privacy screening has been provided. However, even if that were the case, it would further exacerbate the negative visual impact. Therefore, there are no conditions that would make the proposed terrace to be acceptable, but which would remain reasonable in all respects and satisfy the guidance for conditions in the council's adopted policies

Other proposed works are mostly to repair and do not impact the scale or massing of the property, hence they will create no additional impact on the daylight, sense of enclosure or privacy of the neighbours.

Whilst the Local Planning Authority do not object to front railings at the front and small lower ground changes, the proposed terrace at ground floor would not be supported in this instance and as such the application is recommended for refusal.

Conclusion

The proposed terrace at ground floor would appear as a visually prominent bulky and incongruous addition to the rear of the building, overall appearing uncharacteristically bulky to the detriment of the character and appearance of the building, as such contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

The proposed terrace by virtue of its elevated position would result in an increase in the perception of overlooking to neighbouring residential properties resulting in loss of privacy to neighbouring occupants, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

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

5. 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.

6. Recommendation

REFUSE PERMISSION subject to conditions

Refusal Reasons:

The proposed terrace at ground floor would appear as a visually prominent bulky and incongruous addition to the rear of the building, overall appearing uncharacteristically bulky to the detriment of the character and appearance of the building, as such contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

The proposed terrace by virtue of its elevated position would result in an increase in the perception of overlooking to neighbouring residential properties resulting in loss of privacy to neighbouring occupants, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).