



Officer Report

Application Number:	HGY/2024/0887
Application Type:	Householder planning permission
Address:	111 Effingham Road, Hornsey, London, N8 0AE
Proposal:	Installation of Air Source Heat Pump and solar panels, replacement of existing UPVC windows with timber sash
Case Officer:	Emily Whittredge
Valid Date:	28/03/2024
Applicant:	4
Agent:	Ms Ksenia Yumasheva

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey mid terrace dwellinghouse on the north side of Effingham Road. Houses within this part of the terrace feature two storey closet wings. Permission has recently been granted to develop the property at roof and ground floor levels.

The site is not located within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 direction - HMOs policy: DM17

Family Housing Protection Zone policy: DM16

Critical Drainage Area policy: DM26

3. Relevant Planning and Enforcement History

Planning Cases

1. HGY/2023/1645

Certificate of lawfulness for a rear roof extension.
Granted 29/06/2023

2. HGY/2023/1858

Single storey ground floor extension and rear roof extension with terrace,
Approve with Conditions 20 October 2023

3. HGY/2023/3094

Ground floor rear extension with single storey roof extension and roof terrace,
Refuse 12 January 2024

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design and appearance

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.

The application seeks the installation of an Air Source Heat Pump within the rear garden, six solar panels to the front roof slope, and replacement of existing UPVC windows with timber sash windows to the whole property.

The proposed ASHP would be located near the boundary in excess of 7m from the neighbouring rear elevation No. 109. The ASHP would be a Vaillant aroTherm plus 5kW model for domestic use, which measures 765mm H x 1100mm W x 449mm D.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21.

Such a structure would be small in size and would not be visually prominent or harmful to neighbouring amenity, given its location. The proposed ASHP would be modest in bulk and scale and subordinate to the main dwelling. Therefore, the visual amenity of the local area would be protected.

In making a decision on this application, it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Six solar panels are proposed to be installed in the main front roof slope, using an in-roof panel mounting system where the panels are installed flush with the roof surface. The site is not within a conservation area, and furthermore, domestic solar equipment may normally be installed without the need for planning permission under Part 14 of Schedule 2 of the Town and Country Planning

(General Permitted Development) (England) Order 2015. To ensure a satisfactory appearance, a condition will be added limiting the protrusion of the panels above the plane of the roof to 0.2 metres. The proposed development would therefore not adversely affect the appearance of the area.

The proposed replacement of existing uPVC windows with traditional timber sash windows will enhance the locality and is welcomed. The proposed front and rear elevation detail has been provided, and are acceptable in respect of their design and appearance. The proposal is therefore in line with DPD Policies DM1 and DM12.

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. 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 the amenity of neighbouring residents.

The nearest neighbouring residential window would be slightly more than 7 metres from the proposed ASHP unit, with separation from a metal boundary fence. The applicant has submitted acoustic sound pressure calculations under the MCS 020 Planning Standards, which indicate that the noise level would be 41dB and therefore below the 42dB limit normally allowed for ASHPs under Householder Permitted Development Rights. Based on the submitted information, the proposal will not harm amenity of neighbouring occupiers, as such meeting the requirement of policies DM1, DM21 and DM23. A condition will be imposed to secure these noise limits.

The proposed solar panels are minor installations that would not be visible from neighbouring sites and would not adversely affect residential amenity. The replacement timber sash windows would be within existing window openings on the front and rear elevations, and would therefore not result in any loss of privacy to neighbours.

The proposed development is in general accordance with Policies DM1 and DM23 of the Development Management, Development Plan Document 2017, and policies SP4 and SP11 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.

As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the locality 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.

8. 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 noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 8 The solar panels hereby approved shall not protrude more than 0.2 metres beyond the roof slope when measured from the perpendicular with the external pitched roof slope.

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.

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.