



Officer Report

Application Number:	HGY/2024/0841
Application Type:	Householder planning permission
Address:	1 Wellfield Avenue, Hornsey, London, N10 2EA
Proposal:	Single storey rear extension.
Case Officer:	Adam Silverwood
Valid Date:	08/04/2024
Applicant:	MR & MRS A WHITE
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history relevant to the assessment of this application.

2. CONSULTATION RESPONSES

This application sought consultation responses from 15 adjacent occupiers. No responses were received.

3. PLANNING CONSIDERATIONS

The considerations relevant to the assessment of this application are:

- Impact Upon Character and Appearance
- Impact Upon Amenity
- Heritage and Conservation

Impact Upon Character 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.

The proposed application seeks permission for a single storey rear extension of 3 metres depth, for the full width of the dwelling with a further 3 metres extension on the south-western edge of the site adjacent the neighbouring dwelling. The rear extension is of varying heights, reaching a height of 3 metres on the south-western edge, 3.3 metres on the central section of the extension and 4.2

metres on the north-western flank. The extensions will have a flat roof and three rooflights, aluminium frame windows and doors and will not have any flank windows.

The applicants have detailed within the application form that the materials used for the external wall finishes would be 'yellow gault and soft red brickwork in a Flemish bond' that matches the existing. This is welcomed and will be secured by condition.

There is the additional inclusion of a raised patio extending from the rear extension of three metres depth. Due to a change in ground levels between the rear of the property and its rear amenity space, this will be at ground level.

Officers' aerial analysis indicates that while the immediate adjacent dwellings do not have extensions of similar depths, similar developments can be seen on dwellings 9, 16, 16 and 19 on the same side of Wellfield Avenue and therefore this can be considered to a common feature of the area.

The proposed development is located at the rear of the site and is not considered to be unduly visible from the street scene and therefore to not have a significant impact upon the appearance of the dwelling when viewed from the street, or the character of the area more generally. This application is considered acceptable in design terms.

Impact Upon 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 application is single storey in nature and does not have any flank window, so is therefore considered to offer little opportunity to significant overlook any adjoining occupiers. The rear doors/ windows face out directly into the applicant's own property and are not considered to significantly increase overlooking to the rear of the site.

The height of the rear extension will be partly 3 metres, moving to 4 metres on the northern part of the rear extension. While 4 metres may seem extensive, there is change in ground levels between the rear of the property and rear amenity space so that the rear extension would only rise 3 metres above ground level.

Regarding the south-western flank of the development, that extends a further 3 metres beyond the main body of the extension, this is considered to be on balance acceptable. The proposed extension would be directly adjacent the rear garden of no. 7 Dukes Avenue. This property benefits from an outbuilding that adjoins the property boundary and would mitigate any potential for undue loss of light from the adjoining extension and therefore this is considered to be, on balance, acceptable. The rear patio is also not considered to be unduly detrimental to neighbouring amenity, the relative changes in ground levels result in this development retaining the natural ground level of the site and is therefore considered to be acceptable in this regard.

Heritage and Conservation

London Plan Policy HC1 requires that 'development proposal affecting heritage sites, and their settings, should conserve their significance, by being sympathetic to the assets significance and

their appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed.

Policy DM9 of the Development Management DPD (2017) states that 'development that preserves and enhances the historic environment will be supported' and further states that 'proposals for alterations and extensions to existing buildings should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive'.

This application is located within the Muswell Hill Conservation Area, which is characterised by large 'late Victorian' properties with prominent architectural features and detailing.

Officer assessment of the site, street scene and proposed rear extension considers that the proposed rear extension would not have an undue impact upon the street scape and or the reason for the conservations areas designation.

The proposed works are not considered to be visible from the street due to the prominence of the rear extension along Dukes Road and relative depth of the host dwelling and is considered to be appropriately matching in materials and subservient to the host dwelling. This application is therefore considered to be in compliance with the aims and objectives of policy DM9 and is considered to be acceptable in this regard.

4. CONCLUSION

The proposed development is in accordance with Policies DM1, DM12 and DM9 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development would also be in general accordance 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 neighbouring occupants. All other relevant policies and considerations, including equalities, have been taken into account. 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 Mayoral or Haringey's CIL charge.

6. 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.

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.