

Officer's Report

Application Number	HGY/2023/0597
Type	Householder planning permission
Location	80 Uplands Road, Hornsey, London, N8 9NJ
Proposal	Erection of single storey rear extension and formation of first floor roof terrace
Case Officer	Laina Levassor
Valid Date	01/03/2023
Applicant	C/O Agent
Agent	Ms. Helena Rodriguez Sanchez

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site is a two storey dwelling located on the north-eastern side of Uplands Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

PROPOSED DEVELOPMENT

This application proposes the replacement of an existing rear extension with the erection of a single storey rear extension spanning the full width of the dwelling. The extension measures 3.8m in depth, and features a stepped roof reaching 3.8m in height at the boundary of No.78, reducing to 3m in height at the boundary of No.82.

Where the extension is stepped down in height, a roof terrace is proposed of 3.3m in depth along the boundary of No.82, bounded by a glass balustrade of 1m in height.

REASONS FOR GRANTING PERMISSION

The proposed extension is of similar scale to that of No.78 and is not considered to present harm to neighbouring amenity to this property. The proposed roof terrace creates an additional 1m in height to the current situation at the shared boundary of however, the orientation of the gardens along this terrace means that the immediate garden space is shadowed by the house itself meaning the addition of a terrace would not result in additional overshadowing. Several roof terraces feature along the properties within this terrace, including at both neighbouring sites and it is not considered that the proposal would result in any materially harmful levels of additional overlooking.

The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general 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.

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

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.

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: 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.