

Officer Report

Application Number:	HGY/2023/3202
Application Type:	Householder planning permission
Address:	68 Etheldene Avenue, Hornsey, London, N10 3QB
Proposal:	Ground floor rear extension following the removal of existing ground floor structure
Case Officer:	Eunice Huang
Valid Date:	09/01/2024
Applicant:	The Applicant
Agent:	Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

No responses were received following statutory consultation on the application.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Support: 1

Object: 0

The following issues were raised in representations:

- Request that proposed wall adjacent to No. 70 straddles boundary to assist with maintenance/ownership matters and assist future extension on this property. (*Officer's comments: The proposed plans show the extension is located within the boundaries of the application site. Party wall and boundary wall matters are a civil matter. The Party wall Act 1996 sets out procedural requirements in relation to intended works on a shared wall or on a boundary.*)
- Request that bricks facing No. 70 match this neighbouring property (*Officer's comments: A condition will be attached requiring brick material to match.*)

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for a ground floor rear extension following the removal of existing ground floor element. Amended plans were received 5 April 2024.

The application site is a two storey mid-terrace dwelling. The site is located on the southern side of Etheldene Avenue. The site is located in Rookfield Conservation Area, in a residential area.

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

- HGY/2023/2250 – Erection of rear dormer and front facing conservation style rooflights to facilitate loft conversion – Approved with conditions 29 November 2023.

The proposal includes the demolition of the existing kitchen/utility situated within a rear wing element. The new rear extension would span the width of the lot, with a depth of 3.25m. A secondary outrigger element projects a further 2.77m, adjacent to the eastern side boundary, for a width of 1.88m, housing a utility room. The outrigger maintains a rear alignment and width consistent with that of the east-adjoining property at No. 66.

The ground floor extension has a pitched roof over the main full-width element, and a flat roof over the outrigger. The proposed roof forms maintain legibility of the architectural features and character of the host building from the first floor upwards. The ridge height is subordinate, set below the first floor windows and the existing pitching point of the existing outrigger. The roof pitches down to a height of less than 2.8m on the western side boundary. The proposed rear extension is subservient in footprint, scale and volume to the host building and rear garden.

There is a presence of rear alterations and additions on this side of Etheldene Avenue. The single storey rear extension would not be visible from the public domain. In this context, the proposed development would have an acceptable impact within the conservation area.

The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The outrigger flank wall of No. 66 is located to the east of the extension; this adjoining outrigger is higher than the proposed rear extension. Thus there would not be a significant overbearing or overshadowing impact upon this property. On the western side boundary, the proposed flank wall rises 2.8m above the garden level of the adjoining property at No. 70. The height of this flank wall has been minimised, below the head height of ground floor windows at No. 70. Based on the 45 degree test, in both elevation and plan, the proposed additional shadowing would not be significant. Due to the north-south orientation of the lots, with rear windows and gardens oriented south – the additional shadowing would be limited to the morning hours. There would not be a material privacy impact from the single storey extension.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy 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.

4. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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.

- 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: 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.

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.

