

Officer's Report

Application Number	HGY/2023/0577
Type	Householder planning permission
Location	49 Creighton Avenue, Hornsey, London, N10 1NR
Proposal	Proposed hip to gable roof extension - addition of 3 rooflights to front roofslope, replacement of existing covered car port with single storey side extension, erection of rear wraparound extension at ground floor level and associated rear landscaping, erection of side/rear wraparound extension at first floor level, replacement of front elevation windows and ground and first floor level, alterations to front driveway/garden level and associated landscaping - addition of perimeter brick wall, installation of bike and bin storage, proposed rear dormer extension.
Case Officer	Laina Levassor
Valid Date	27/02/2023
Applicant	The Residents
Agent	Mr Damian Maguire

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

There is no planning history in relation to this site.

SITE DESCRIPTION

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

CONSULTATION RESPONSES

Two representations were received in response to the notification and publicity of this application. The following comments were received, only those which are material are addressed and if not addressed below are addressed within the next section of this report:

- Plans not being measurable - Officer Comment: The plans included a scale bar in line with local validation requirements. Plans have been scaled in order to make an assessment.
- The height of the extension and resultant overshadowing, overlooking and loss of privacy - Officer Comment: The height of the proposal and resultant amenity concerns, including overshadowing and overlooking are included in the assessment within the next section of this report.
- Appearance of the proposal is out of keeping/character with the rest of the street – Officer Comment: Design/Appearance is considered within the next section of this report.

- Boundary issues / Party wall issues – Officer Comment: These matters are covered by legislation separate to planning, informatives are attached to this permission in relation to these concerns.
- Concerns were raised in regard to the extension adjoining No.47, changing the character of the dwelling to end-of terrace – Officer Comment: The properties along this side of Creighton Avenue feature original garage buildings set towards the middle/rear which join the properties making them link-detached. No.47 features a side addition (carport and first floor) which is not original to the property and has been extended up to the shared boundary. The first-floor side extension is significantly setback allowing for a visual separation between the buildings in question. Equally as per amended plans the ground floor of the extension is set back from the corner of the application property, allowing the form of the original semi-detached property to be still appreciated.

REASONS FOR GRANTING PERMISSION

Design & 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, 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.

Proposed hip to gable roof extension, 3 x rooflights to front roofslope, rear dormer extension and 3 x rooflights to rear roofslope:

The proposed hip to gable extension, constructed in matching materials, seeks to create an additional 36.8m of floorspace at roof level, incorporating a primary bedroom and en-suite space. Set within the extended front roofslope are 3 rooflights.

The works on the rear elevation is for the addition of a small zinc clad dormer with large casement door and large fixed window, and 3 rooflights to the rear roofslope. The proposed dormer would be set down significantly from the ridge, set in from both edges and set up from the eaves appearing subordinate to the roof space.

Several examples of hip to gable extensions and dormers can be found on Creighton Avenue and this form of development is typical of a residential area, which such works being possible to carry out within the limits of 'permitted development'. The dormer is designed to appear subordinate with the dwelling.

Replacement of existing covered car port area with single storey side extension, replacement of existing garage building with single storey wraparound extension:

The application site follows the original form of several dwellings along this road, link-detached dwellings featuring a side elevation garage, set back from the principle front elevation, many of which have been extended and brought forward in line with the front of the house.

At ground floor level, an existing carport adjoined to the east elevation is to be replaced with a single storey side extension, set back 0.75m from the principle elevation, as per the amended plans. The

new extension would fall just behind the front elevation building line and will be constructed in materials to match the front elevation.

The side extension is continued with the garage incorporated into the ground floor space, adjoining a new 'L' shaped rear extension which extends 5.4m in depth, along the boundary of No.51, beyond the original rear elevation. At maximum height, the extension measures 2.3m along both boundaries. The new extension features large doors and windows to the rear elevation with a door set into the stepped side elevation – the extension is considered to be of limited height, protecting potential overlooking, with the proposed door set at a lower height. It is not considered that this door or glazing to the rear would create any additional vantage point or visual position in excess of existing views therefore would not detriment neighbouring privacy or that of the occupier.

Erection of side/rear wraparound extension at first floor level:

The proposed at first floor is an 'L' shaped extension which wraps around part of the east facing side elevation and rear elevation, the height of which meets the eaves of the main roof. The extension is set back significantly from the front elevation, lessening its visibility from the street. This set back means that this semi-detached property will still read as a semi-detached property as viewed from within the street.

The proposal is similar to construction undertaken at neighbouring 47 and No. 61 & 69 and is considered in keeping with development within the local residential area.

Replacement of front elevation windows at GF & FF:

Existing timber and aluminium framed windows are to be replaced with double glazed aluminium frames at all elevations.

Alterations to front driveway/garden level, addition of perimeter brick wall, installation of bike and bin storage to front garden

Policy DM35: Cycle storage in Front Gardens states that cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties.

Planning applications for cycle storage should have regard to the following:

- a) The size of the shed or storage shelter, the building and the garden;
- b) Its location;
- c) Level of screening; and
- d) The nature of the materials used.

Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. To ensure the existing character and appearance of the property and surrounding streetscape are protected, particularly in Conservation Areas, the appearance of cycle storage facilities visible from the public highway need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings.

In front gardens, all storage units require planning permission. The preferred location, to place/build the storage unit is where visual impact is minimal.

Appropriate screening should be used - perhaps using plants. Materials should be used which are in keeping with the locality, reflecting the original materials of the property. If the storage unit is painted, choosing colours already used on the property or dark or subdued colours such as dark green/black help minimise the visual impact. Access doors must not overhang the highway

(pavement or road). The height should be the same or less than the boundary treatment (wall/fence) where feasible.

The existing paved driveway is to be enlarged, with the brick perimeter wall at street level raised. Set behind the perimeter wall is timber constructed bike and bin stores. It is considered that both storage units are appropriately screened by the new perimeter wall, thereby complying with DM35.

The proposed extensions and alterations are to be constructed in materials which would match the original materials used in construction of the dwelling, with modernised additions considered to complement the host building. 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.

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 height, depth and placement of the extensions 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.

Conclusion

The proposed development is considered acceptable in terms of design and amenity considerations and to be accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.
- **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.