

Officer Report

Application Number:	HGY/2023/3102
Application Type:	Householder planning permission
Address:	18 Lauradale Road, Hornsey, London, N2 9LU
Proposal:	Demolition of existing ground floor rear extension and concrete shed, construction of replacement ground floor rear extension and associated landscaping, construction of roof extension to rear roof pitch.
Case Officer:	Eunice Huang
Valid Date:	05/01/2024
Applicant:	Mr Philipp Nagel
Agent:	Mr Duncan Greenaway

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

Approve

2. CONSULTATION RESPONSES

2.1 No consultation responses were received.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of letters. No representations were received.

4. REASONS FOR GRANTING PERMISSION

4.1 This is an application for demolition of existing ground floor rear extension and concrete shed, construction of replacement ground floor rear extension and associated landscaping, construction of roof extension to rear roof pitch.

4.2 The application site is a two storey semi-detached dwelling, with a detached garage fronting Lauradale Road. The site is located at the eastern end of a row of consistent semi-detached dwellings on the southern side of Lauradale Road. The plot has an irregular shape. The site is not located within a conservation area, nor within the vicinity of a listed building.

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

4.4 The main planning considerations raised by the proposed development are:

- Design and appearance;
- Impact on neighbouring amenity.

Design and appearance

4.5 Policy SP11 of the Local Plan (2017) and Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site.

4.6 DPD Policy DM1 also 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.

4.7 DPD Policy DM12 'Housing Design and Quality' states that residential extensions, 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 buildings.

4.8 The proposal replaces the 2.16m deep existing rear extension, with a larger, 6m deep rear extension. The proposed rear extension has a width of 5.78m and is setback 3.35m from the western boundary and 0.73m from the eastern boundary. The rear extension is of a contemporary, lightweight design, with a sedum roof and rendered parapet. The height varies from 3.28m to 4.08m above the existing patio level.

4.9 The proposed scale, footprint, design and siting of the rear extension maintains the legibility of the existing rear façade of the host building. Its height is subordinate to the first floor window cills. The setbacks from each side boundary also assist in producing a sympathetic building mass. Furthermore, the proposed 6m deep projection would not dominate the relatively deep rear gardens. The contemporary design can be read as a new addition, which compliments the host building. The proposed lightweight appearance, arising from timber framed glazing of the rear façade, assists in its reading as a subservient structure.

4.10 Furthermore, the design and siting of the proposed rear extension is appropriate for the site, because it is located at the end of a row of semi-detached dwellings. This application site has an irregular and wider allotment shape compared to other sites within the row, which typically have a rectilinear shape.

4.11 A front elevation has not been submitted for the proposal. However, there is sufficient information for this proposal to infer the design and appearance of the rear extension from the street. The rear extension height is greater than the height of the existing garage/store.

Nonetheless, there would be limited sightlines of the rear extension from the street, above the existing garage/store. Any potential views of the extension would not cause harm to the character and appearance of street scene.

4.12 The proposed rear dormer is set in at least 200mm from each side boundary and the ridge; maintaining the existing ridge line, gable end and chimneys on the party wall. The dormer would also be set in from the eaves by at least 200mm. The dormer would facilitate a floor to ceiling height of 2.4m. The overall volume of the dormer is considered acceptable and consistent with existing dormer additions present within this row of semi-detached dwellings. Neighbouring dormer additions of a similar scale are existing at Nos. 24, 30, 32 & 34 Lauradale Road. The proposed zinc cladding of the dormer would allow it to be read as an addition, and assist in visually breaking up the massing upon the roof. In this context, the proposed roof addition is not considered to dominate the site or neighbouring properties.

Impact on neighbouring amenity

4.13 The proposed rear extension and dormer addition would not appear overbearing when viewed from neighbouring properties, aided by the separation distances. The west-adjointing neighbour at No. 20 has a rear extension constructed to the common boundary, presenting a blank flank wall to the application site. The proposed rear extension is setback 3.35m from this common boundary. The east-adjointing property at No. 16 forms part of a different row of semi-detached dwellings, which do not extend as far to the rear as the application site. The rear extension is setback 0.73m from this common boundary, but the building separation to the adjoining dwelling is approximately 5.56m at the closest point.

4.14 The subject site and neighbouring properties along this side of Lauradale Road benefit from the north-south orientation of the lots, maximising solar and daylight access to the rear windows and rear gardens. The single storey rear extension would not have an adverse impact upon sunlight and daylight access to neighbouring properties. The dormer addition is located to the north of the rear windows and rear gardens, minimising overshadowing impacts.

4.15 In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring loft-level windows. The proposed loft-level rear glazing therefore would not have a material adverse overlooking impact in this context. The new side-facing windows are proposed with obscure glazing.

4.16 The proposed development is in general accordance with Policies DM1 & DM12 of the Development Management, Development Plan Document 2017, 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.

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

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 unless otherwise shown in approved drawings.

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: 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.

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.