



Officer Report

Application Number:	HGY/2024/1146
Application Type:	Householder planning permission
Address:	57 Grove Avenue, Hornsey, London, N10 2AL
Proposal:	Single storey rear extension; replacement of ground floor side door with windows, and change to rear garage facade.
Case Officer:	Nathan Keyte
Valid Date:	01/05/2024
Applicant:	Mr Ben Hayman
Agent:	Mr James Colman

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 57 Grove Avenue is a two storey semi detached building in use as a dwelling.

To the rear of the host building is a large garden, with a lower rear patio at ground floor level, rising with steps to a raised garden area to the rear of the site.

The site is located within the Vallance Road Conservation Area.

A visit was made to the site 24 June 2024.

PROPOSED DEVELOPMENT

The applicant is proposing a single storey rear extension, removal of an existing ground floor side door on the north elevation to be replaced with two window openings, and changes to the rear façade of the existing garage.

The single storey rear extension is formed of two parts:

- a 'southern' section, being 3.1m in height extending 2.5m from the rear elevation of the host building adjoining the boundary with no. 55 Grove Avenue, and with a width of 3.6m.
- a 'central' section, being 5.2m in width, 4.1m in depth, and a height of 3.6m.

Site History

None relevant.

CONSULTATION

Muswell Hill & Fortis Green Association: No comment.

Haringey Conservation Officer: No comment received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. One objection was received.

Matters material to planning:

- overshadowing created by new boundary wall.
- A feeling of being boxed in.

[The agent has since provided revised plans reducing the height on the shared boundary with no. 55 Grove Avenue by 150mm].

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity

Heritage, Design and Appearance Comments:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

With regard to the proposed rear extension, there are a number of similar examples within the host terrace, such as at no. 59 Grove Ave (HGY/2021/2240), no. 67 Grove Ave (HGY/2017/2945), and no. 53 Grove Ave (HGY/2008/0251). The principle of development is therefore considered to be acceptable, and where the extension will occur to the rear of the site and set down within the site due to the existing topography of the rear garden.

With regard to the changes to the side door to windows, and changes to the rear façade of the garage, these will be of a size, nature and location so as to avoid harm on the conservation area.

Considering the points above, and the local context of built form, the local character and visual amenity of the area will be protected.

Amenity Comments

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 proposed rear extension will be separated from the neighbour to the north by the garage on the subject site, therefore there will be no impacts on the amenity of no. 59. While changes are noted to the side elevation with the replacement of the door with windows, this will replace and existing door and window and there will be no decrease in neighbour amenity resulting from this.

With regard to impacts on the neighbour to the south at no. 55 Grove Ave, the proposed rear extension along the shared boundary of 2.5m in depth and 3.1m in height is noted. The development will not subtend a 45 degree BRE line on the adjoining patio/ bay windows, and impacts upon sunlight/ daylight are considered to be acceptable. Considering the depth of the extension, existing boundary treatment along the adjoining boundary, the width of the sites and the large rear gardens that exist, impacts resulting from potential sense of enclosure and dominance are considered to be acceptable and consistent with the above policies.

Considering the above points, the design as proposed and the surrounding context, the proposal will be in accordance with the above policies relating to amenity.

CIL APPLICABLE

While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 except where otherwise noted on the approved plans.

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 permission shall be used as a roof terrace or balcony.

Reason: In order to protect neighbouring amenity.

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.

