



Officer Report

Application Number:	HGY/2024/1528
Application Type:	Householder planning permission
Address:	5 Beresford Road, Hornsey, London, N8 0AL
Proposal:	Side and rear Extension to existing terrace house
Case Officer:	Oskar Gregersen
Valid Date:	29/05/2024
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Applicant:	Dr Kearsy Cormier
Agent:	Ms Helen Roe

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site contains a 2-storey mid-terrace 'L-shape' dwellinghouse located on the southern side of Beresford Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area

2. THE PROPOSAL

The proposed is for a single storey wrap around rear extension at ground floor level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/0102 | Formation of loft conversion to include L-shaped dormer and installation of roof lights

Permitted Development

HGY/2020/0279 | Erection of single storey ground floor side-to-rear infill and single storey rear extension.

Approve w/ Conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 1

Objecting 1

The following issues were raised in representations and are addressed further on in this report or below:

- Water runoff and Drainage (Officer Comment: The objection raised that the proposal poses significant risk to the community and local environment by not sufficiently considering SuDS through measures such as permeable paving, green roofs etc. These measures are welcomed with householder proposals, however they are not a requirement of current LBH Householder design requirements under development management DPD Policy DM1)
- Loss of Wildlife (Officer Comment: This proposal would still leave a significant portion of the sites large garden as green open space)
- Bank Stability (Officer Comment: Officers see no evidence of a nearby bank to the site, in particular if this is with reference to riverbank. The slope of the street is unlikely to be affected by construction traffic)
- Poor aesthetics (Officer Comment: The external materials chosen for the proposal are considered to largely match the original dwellinghouse, or in the case of the roof, be a contemporary choice for household extensions in Haringey which are widely used)

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

Permission in this instance is a resubmission of a previously approved proposal (HGY/2020/0279) which has lapsed having run out of time. The massing and scale of this proposal is identical to the previously approved proposal.

The property benefits from a split-level layout, with a lower ground floor level to the rear of the building. The proposed infill extension would have a depth of 8.7 metres, projecting 3 metres beyond and 'wrapping around' the rear extent of the outrigger projecting. It would have a height of 2.65 metres on the boundary shared with no. 3 Beresford Road (when measured from an adjacent ground level from within the site), rising to 3 metres with a mono-pitch roof where it meets the side wall of the outrigger.

The extension would be clad in brick with glazed doors/windows within the rear face. Whilst sizeable in depth and bulk, the proposed extension is isolated to lower ground floor level, would not be visible from the public realm and would be of low visibility from neighbouring properties. A restrictive condition will be imposed that the materials for the extension match those of the existing building. The proposed development is acceptable with regards to character and appearance considerations.

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.

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 the amenity of neighbouring residents.

Neighbouring no. 3 Beresford Road is located on lower ground level to the host building by approximately 0.2 metres. The depth of the extension on the boundary shared with no. 3 Beresford Road is significant. Notwithstanding this, drawings submitted confirm that there are no primary habitable lower ground floor windows adjacent to the extension of no. 3 Beresford Road that would be unacceptably impacted by the development. There is a small half-height lower ground floor window at basement level within the rear wall of no. 3, but this is already set at a relevant low-level, where outlook would already be significantly obscured by the boundary wall and fence.

There is a side door and side casement window located adjacent to this window, but the glazing in these openings are obscure glazed and do not serve as main sources of outlook or as primary windows. There are no other windows/doors within the side elevation. Taking the above into consideration, the proposed infill extension would not result in an unacceptable loss of outlook, light or create a visually overbearing impact on the occupants of no. 3.

Therefore, it is considered that the depth, height and siting of the proposed side-to-rear element would not result in an unacceptable loss of light or outlook by neighbouring occupants of the development. The proposal is therefore acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposed development is in 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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: 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.