



Officer Report

Application Number:	HGY/2024/1674
Application Type:	Householder planning permission
Address:	Ground Floor Flat, 20 Woodberry Crescent, Hornsey, London, N10 1PH
Proposal:	Reconstruction of existing single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	03/07/2024
Applicant:	Mr Robbie Nightingale
Agent:	Mr Pedro Gomes

RECOMMENDATION

Approve with Conditions

1. CONSULTATIONS

No representation was received in response to notification and publicity of the application.

2. PLANNING ASSESSMENT

The subject site is the ground floor flat of a two-storey semi-detached building on the southern side of Woodberry Crescent near the junction with Colney Hatch Lane. The building has an existing single storey rear extension. The site is within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

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

HGY/2022/2188 – Roof extension including two side roof dormers and a rear dormer window. Approved 29/11/2022.

HGY/2022/0105 – Construction of rear and side dormers to facilitate loft conversion. Refused 06/04/2022.

OLD/1979/1564 – 5/8/79 Erection of rear extension to bedroom. Approved 19/09/1979.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

The proposal is for the reconstruction of the existing single storey rear extension. The existing stepped rear extension would be removed and replaced by a new full-width rear extension which would also infill the small gap between the western side boundary and the host building. The reconstructed rear extension would remain 3.2m deep from the main rear wall of the host building and be slightly taller at 3.28m. It would have GRP flat roof and three rooflights, grey aluminium windows, and finished in white render to match the rear elevation of the host building. It is observed that several neighbouring properties including Nos. 22 and 15 have full width rear extension. Due to its rear location, there would be very limited visibility of the extension from the street scene. The proposed extension is a subordinate addition to the host building and would not harm the existing street scene. The proposal is in keeping with the pattern of development in the locality and would not harm the character and appearance of the conservation area.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Impact on neighbouring amenity

The height and depth of the proposed extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties. It is noted that the adjoining properties Nos 18 and 22 both have existing rear extension. The proposed extension would have the same depth as the extension at No. 22 and deeper than No. 18's rear extension by approximately 1.5m only. It is not considered that the proposed development would result in a tunnelling effect and the height along the boundary is acceptable. The proposal is acceptable in amenity terms.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, as well as according 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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.