

Officer Report

Application Number:	HGY/2024/2405
Application Type:	Householder planning permission
Address:	66 Fairfax Road, Hornsey, London, N8 0NG
Proposal:	Erection of a single storey ground floor side-to-rear infill extension.
Case Officer:	Daniel Boama
Valid Date:	30/08/2024
Applicant:	4 Ms Sarah Mahr
Agent:	Mr Andrew Wadeson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terraced dwellinghouse on the south side of Fairfax Road. The site is on lower ground than the neighbouring property at No.64, as the road slopes down from west to east. The site does not fall within a conservation area nor within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the erection of a ground floor single storey rear side infill extension clad in render with a mono-pitched side sloping slate roof and 3no. rooflights, to extend to the same depth as the rear wall of the existing rear extension, and the erection of a dual-pitched asymmetric parapet on the rear elevation.

The development proposes to be as deep as the rear wall of the existing rear extension that extends from the rear wall of the two-storey outrigger. The proposed infill development would attach to the side of the existing rear extension to create a wraparound extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No planning history.

4. CONSULTATION RESPONSES

Neighbour Consultation

Letters were sent out to neighbouring properties. No representations were received during the statutory consultation period, or prior to decision on the planning application.

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.

The proposed single storey rear infill extension would be 1.96m wide and 7.69m deep. The extension would directly abut the boundary with No.64. It would have a pitched roof, pitching down to a height of 2.3m on the boundary with No. 64 when measured from adjacent ground level in no. 44, and would have 3 no. of roof lights. Whilst sizeable, the proposed extension would be subordinate in scale to the main dwelling.

The scheme here does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a contemporary manner, considering that it proposes render block as opposed to the existing brick, an approach which is acceptable, given its location to the rear of the property isolated to ground floor level.

Infill extensions up to the rear wall of the two storey outrigger are common to properties in this terrace. In this case, the depth of the infill extension would be up to the depth of the existing rear projection, projecting 1.77m beyond the main outrigger. The proposal is considered proportionate and subordinate to the host building and would be acceptable with regards to design and character 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.

Infill extensions up to the rear wall of the two storey outrigger are common to properties in this terrace. In this case, the depth of the infill extension would be up to the depth of the existing rear extension on the site, which is a depth of 1.77m. The height and roof design of the extension will ensure that the adjoining property would retain adequate access to daylight, sunlight, privacy and amenity, and would not result in an unacceptable sense of enclosure. The proposal is therefore considered to be 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 does accord 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 unacceptable harm to the amenities of neighbouring residential occupants. 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.

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: 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.