



Officer Report

Application Number:	HGY/2024/2655
Application Type:	Full planning permission
Address:	Flat A, 15 Scarborough Road, Hornsey, London, N4 4LX
Proposal:	Single storey side and replacement of rear extension.
Case Officer:	Josh Parker
Valid Date:	26/09/2024
	4
Applicant:	Sara Fenn
Agent:	Mr Carl Shorter

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a three-storey mid-terraced Victorian style dwelling constructed in stock yellow brick.

The proposal is located on the Southern side of Scarborough Road and is located within the Stroud Green Conservation Area. The site is not within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Single storey side and replacement of rear extension.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CONSULTATION

LBH conservation: No objection

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:1

Support:0

Summarised objections

- Overshadowing;
- Appear out of character;
- Take up large proportion of fence line with neighbouring no. 17;
- Use of flat roof as a terrace.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;

Design and heritage:

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 directly beyond the outrigger, the depth would follow the depth of the existing extension to No.11 within the same terrace. The existing single storey extension beyond the outrigger of the host building would be demolished to make way for a single storey rear extension, with an infill extension proposed to the side return creating a full width rear extension, albeit with a staggered depth. There would be a 2.0m lightwell to allow some natural to be received by the rear ground floor windows of the host building and neighbouring no. 17. Revisions have been made to the side infill extension to reduce the originally proposed depth by 1.025m. The rear extension beyond the outrigger would project out a further 1.025 metres but would be set-in 1.8m from the boundary shared with no. 17. The roof of the proposed extension beyond the existing outrigger would be a flat roof design, with a green roof. The side return extension would have a lean-to roof design, with three skylights.

Although this would be a modest extension within the terrace, the depth is already established and a sizable rear garden would still be retained. As such, with the revisions the extension would be subordinate to the host dwelling and would not appear bulky or incongruous with its surroundings.

The materials would consist of yellow stock bricks to match existing and complementary contemporary materials including the contemporary glazed openings and rooflights.

The development would not be visible from public advantage points, would be subordinate in scale to the host building and would preserve the character and appearance of the conservation area.

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 scale, massing and siting of the rear extension would not have an unacceptable impact upon the amenities of the occupants of neighbouring property at No. 17, who would share the firewall with the side return. It has been noted that the neighbour has submitted a representation to the proposal that this extension would occupy a considerable amount of the boundary wall. The extension would have a maximum height would of 2.5m on the side boundary, protruding modestly above the existing fence and vegetation. Officers accept that this is the case due to the neighbours smaller sized section however the revised depth of the extension of 6.50 metres in comparison to the initial 7.525m depth, with the addition of the 2.0m lightwell, would ensure that the extension would not result in an unacceptable loss of light, outlook or create an unacceptable sense of enclosure.

The extension would protrude beyond the extension of no. 13 by 1.275m at a height of 3.4m to follow the parapet of this neighbour. Although this is again large, this portion only protrudes modestly beyond the rear extension of No 13 and would not result in an unacceptable loss of light or outlook.

There has been a comment with regard to the flat roof being used as a terrace, this has not been proposed however a condition has been imposed to mitigate this.

As such, the extension would not appear overbearing when viewed from the neighbouring properties and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight due to the reasons discussed.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the character and appearance of the conservation area. 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.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In the interests of protecting the privacy of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management DPD 2017.

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.