



Officer Report

Application Number:	HGY/2024/2925
Application Type:	Householder planning permission
Address:	34 Fortismere Avenue, Hornsey, London, N10 3BL
Proposal:	Construction of a staggered, single storey ground floor rear extension, that protrudes further to the south side to align with the neighbouring property. Replacement of all existing rear elevation windows with new timber replacement windows, including the repositioning of one first floor window. Construction of a rear dormer window.
Case Officer:	Oskar Gregersen
Valid Date:	24/10/2024
Applicant:	Mr and Ms Rob and Lesley Gray and Phillips
Agent:	Mr Peter Lynn

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the East side of Fortismere Avenue. The area is characterised by residential buildings, with large set back elements that give the appearance of sites being semi-detached.

The site falls within Muswell Hill conservation area.

2. THE PROPOSAL

The proposed is for the construction of a staggered, single storey ground floor extension, that protrudes further to the south side to align with the neighbouring property. Lowering of a 1F rear sash window in conjunction with replacement single glazed to double glazed, sash timber windows to rear elevation only, construction of a new second floor dormer to the rear elevation.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

PRE/2024/0307 - Single storey rear extension, demolition of existing rear dormer and replacement with wider dormer extension. Lowering of rear window at first floor level. Short advice given

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: There remain some concerns following amendments made to the proposal after pre-application advice given earlier in the year. The proposed dormer should be lowered from the ridge further than has been amended following pre-application advice, similarly the chamfered edges and upright projecting soldier course of bricks to the rear extension have not been amended sufficiently following pre-application advice. The use of crittall windows and doors is generally discouraged for arts and crafts style buildings, as the movement focussed on embracing traditional materials and construction.

Neighbour Consultation

No representations have been received from neighbours in response to notification and publicity of the 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.

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed development was subject to pre-application planning advice, wherein the applicants were advised of some changes required for the proposal to be acceptable. In specific it was advised that the dormer be set in from the eaves to minimise the appearance as an extra storey, as well as to reshape the rear extension to reduce the contrast in appearance to the host dwellinghouse. Lastly, it was recommended that the choice of crittall windows and doors at ground floor level would be at odds with the architectural style of the host building.

Rear Extension

The proposed single-storey extension would have two elements, with the element abutting No. 36 Fortismere Avenue replacing an existing rear projection and being 3.34m wide and 4.11m deep. This part of the extension would directly abut the boundary with No. 36 Fortismere Avenue and extend 4.11m on the shared boundary. It would have a flat roof with a maximum height of 3.21m (3m at the eaves) and 1no. of roof lights. This element of the extension would be the same depth of the existing extension and of that in place at No. 36 Fortismere Avenue.

The northern ground floor extension would replace an existing bay window and would see the removal of existing decking and ground level lowered to accommodate a taller internal ceiling height. This portion of the extension would be 2.2m deep, with a maximum height of 3.81m. It would have chamfered edges down to a height of 3.2m along the boundary with No. 32 Fortismere Avenue. Overall, the proposed ground floor extensions would be modest in bulk and scale and subordinate to the main dwelling.

The proposed rear extension would be largely finished in brick to match the existing dwellinghouse, but with critch windows and doors in an arched form, contrasting the upper floors. This is a material choice that was highlighted as out of character for the architectural style of the building at preapplication stage. Officers deem that although out of character for the host building, their presence at low level and at the rear of the building minimises the adverse impact to the character of the area and are deemed to be acceptable.

Dormer Roof Extension

The proposed dormer roof extension would be 6.6m wide and 4.45m deep. It would be 2m tall, finished in slate to match the existing roof, and would have two painted timber sash windows to match the existing windows below. The dormer would be set in from each boundary by ~700mm, and would be lowered from the ridge by 235mm, with a set in from the eaves of ~300mm. This was advised at pre application stage to minimise the extension having the appearance of an extra storey at second floor level.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Muswell Hill area would be protected.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

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.

The proposed extensions would each be scaled such that they would not cause any issues of overshadowing or enclosure, given that where the rear extension is deepest it abuts an existing extension at No.36 to the south, and to the north the proposed extension extends just 2.1m along a shared boundary.

The proposed dormer would replace an existing dormer just at a slightly larger scale. As such, it is deemed that the proposed dormer would not present any additional issues of overlooking compared to the existing situation.

Overall, the proposal would not present any issues to neighbouring amenity, would be generally compliant with both London Plan Policy D6, and Development Management DPD Policy DM1 and should be approved.

6. CONCLUSION

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.

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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 except where otherwise specified on 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.

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.