



Officer Report

Application Number:	HGY/2024/3035
Application Type:	Householder planning permission
Address:	12 Connaught Road, Hornsey, London, N4 4NS
Proposal:	Single storey rear extension to replace existing single storey extension and proposed loft dormer extension.
Case Officer:	Catriona MacRae
Valid Date:	05/11/2024
Applicant:	Jayne and Tim Ellis and Jamieson
Agent:	Ms Philippa Battye

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a three-storey terrace dwellinghouse on the southern side of Connaught Road. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses.

The site falls within the Stroud Green Conservation Area. The Stroud Green Conservation area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. The consistency informs the significance of the conservation area, as such small alterations (replacement windows, doors, rooflights etc.) are currently controlled in relation to single family dwellings.

2. THE PROPOSAL

The proposed is for a single storey rear extension and proposed loft dormer extension. The proposed single storey rear extension is to replace the existing single storey extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning history.

4. CONSULTATION RESPONSES

Conservation Officer – As summarised below:

- The site positively contributes to the significance of the Conservation Area
- Object to the rear dormer extension as it adds an additional storey and is a dominant addition and uncharacteristic of the surrounding area.
- The application has been amended to a smaller roof dormer to ensure does not dominate the property or impact the Conservation Area.

- Objects to raising the roof at the front of the property for insulation as the works at No. 14 does not form a precedent for this type of development and erodes the quality of the design of these buildings.
- The application has been amended to address the concerns around raising the ridgeline and does not propose to alter the front of the property.
- No objection: the ground floor extension is similar to others in the surrounding area and that part of the building is less sensitive to change and would not have a negative impact.

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

Support: 1

5. PLANNING CONSIDERATIONS

Design & 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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Rear Extension

The proposed single storey rear extension would be 5.7m wide, then 3.5m wide, and in total 10.2m deep, the same as the existing extension that will be removed. The extension would directly abut the boundary with No. 10 and 14 Connaught Road, extending 10.20m on the shared boundary with No. 10, the same depth as the extension at No.10, and 5.m with No. 14. It would have a pitched roof, pitching down to a height of 2.9m on the boundary with No. 10 (the extension there is at an approximate height of 2.7m) and 2.3m on the boundary with No.14 (measured from No.14 ground level) with 4 no. of roof lights. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

The proposed rear extension would be finished in materials to match those of the existing dwelling, using London stock brick and timber framed double glazed windows and doors.

The rear extension here will not be highly visible from public vantage points. The extension by virtue of being at ground floor is well set down in the context of the host property and adjoining properties. The extension at this level will not diminish or harm the character and appearance of the Conservation Area.

Rear Dormer

The proposed rear roof dormer would be a height of 2.58m and 3.14m wide. The addition is 3.42m deep, set down from the ridge and set back from the eaves and would not be visible from the public highway and would have limited impact on the Conservation Area. The dormer is set back from both neighbouring boundaries and has one skylight with the addition of another on the existing roof.

The dormer does not seek to replicate the existing materials of the host property but rather seeks to extend the property in a contemporary manner using zinc cladding, an approach which is acceptable, and often seen in dormer extensions.

Front Garden Wall

The proposal includes plans to rebuild the rendered front garden wall, at the same height, to match the front façade using brick. An acceptable approach.

Overall, the individual works are considered to be acceptable in design and heritage terms and will not affect the character and appearance of the conservation area, leaving it preserved.

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.

Rear Extension

The proposed extension would match the depth of the extension at No. 10 and would be slightly higher but would not adversely impact the amenity of this neighbouring property. The height and depth of this extension will not likely affect the amenity to No 14, as the roof would pitch down to a height of 2.42 on the boundary so kept low. There is currently a boundary wall approximately 1.22m high with trellising added to the shared boundary with No 14. The height of the extension on the boundary is not significant and as such not harmful to amenity, i.e. in terms of conditions of light, outlook nor will it have an overbearing/ tunnelling effect. The windows on the side elevation facing No.14 are 2.3m away from the boundary wall and 4.76m from the closest window so minimising the impact on privacy and overlooking. Extensions of this nature are reasonably common to properties in this area.

Rear Dormer

The proposed roof extension is similar, if smaller, to those at 53 and 68 Lancaster Road. The height and depth of the rear roof extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed works are considered to be acceptable in design, heritage and amenity consideration. 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 those specified in the application form.

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.