



Officer Report

Application Number:	HGY/2024/2695
Application Type:	Householder planning permission
Address:	160 Weston Park, Hornsey, London, N8 9PN
Proposal:	Erection of single storey side/rear infill extension
Case Officer:	Oskar Gregersen
Valid Date:	01/10/2024
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Applicant:	Hodges
Agent:	Mr Samuel Kane

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSES

1 x Objection was received in response to notification of the application, the following concerns are material considerations assessed within this report:

- Loss of light, outlook and privacy
- Increased sense of enclosure

The objection refers to previously assessed applications in the wider area and outdated, inactive policies.

Each planning application is evaluated on its own merits, considering national and local planning policies, as well as other relevant factors.

In order to overcome amenity concerns and the impact on the neighbouring property, from which this objection was received, the proposed extension has been reduced in height at the eaves, as recommended following officer assessment.

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey terraced dwelling on the northwestern side of Weston Park. The site is not located within any conservation area and 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.

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 full-width wraparound extension measures 9.4m in depth, 2m of which extends beyond the original rear outrigger elevation. The extension would infill the gap between the outrigger and the neighbouring boundary of No.162. Following officer recommendation, the proposal is altered to reduce the height of the extension, along the neighbouring boundary to 2.3m at the eaves.

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, an approach which is acceptable. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

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 extension closely mirrors the depth of an existing extension at No.158, which also extends beyond the rear of the original outrigger projection, as such it is not considered to impose detrimental harm to this property.

Neighbouring No.162 benefits from an extension which is placed away from the rear elevation, wrapping around the outrigger. As the proposed extension to No.160 would infill the space between the host buildings outrigger and shared boundary, a 4m deep portion of the extension would not sit adjacent to any neighbouring buildings and instead, extend alongside a strip of garden between the boundary, outrigger and extension at No.162.

The extension at No.162 is set away from the buildings rear elevation whereas the proposed extension would adjoin the rear elevation, with a 4m deep portion infilling the outrigger and boundary before meeting the neighbouring extension. This portion would not sit adjacent to any neighbouring buildings and instead extend alongside a strip of garden between the boundary and No.162. Consideration is given to the limited, now reduced, height of 2.3m along the boundary and the 4m depth extending to where the proposal would align with the neighbouring extension, and were this assessed independently, a 4m depth and 2.3m height in this situation would be considered acceptable and a neighbourly form of development.

Rear ground level of these properties is uneven, sloping towards the rear of the outrigger projections meaning sections of the extension (measured from side elevation), measure higher

than 2.3m where the surface level is dipped - as neighbouring sites feature uneven ground level, this is not considered to present additional harm. Further consideration is given to the orientation of the properties this side of Weston Park. The North Westerley facing orientation minimises the potential for additional overshadowing to be caused by extensions as the dwellings create a significant shadowed area which largely remains unaffected.

It is considered that as the height at the boundary is limited to 2.3m, that this reduces harmful impact to neighbouring amenity to this property. Where the development extends beyond the outrigger, the limited depth of 2m is considered a neighbourly form of development which would not result in harmful impact to either neighbouring property. The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general 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 accords 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.

RECOMMENDATION

Planning permission should be granted for the reasons set out above.

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: 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.