



Officer Report

Application Number:	HGY/2024/2939
Application Type:	Full planning permission
Address:	Flat A, 26 Avenue Road, Hornsey, London, N6 5DW
Proposal:	Erection of a single storey rear extension with patio and steps.
Case Officer:	Sabelle Adjagboni
Valid Date:	12/11/2024
Applicant:	Bruce
Agent:	Mr Graham Parr

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension, including a patio with steps. The application has been amended to reduce the height and width of the patio and steps.

Site and Surroundings

The application site relates to Flat A within a four-storey semi-detached property currently subdivided into two flats. Flat A spans the lower-ground and ground floors. The property is located towards the centre of Avenue Road, in a predominantly residential area characterised by other semi-detached pairs of houses. The site lies within the southern boundary of the Crouch End Conservation Area but is not a listed building.

Relevant Planning and Enforcement history

There is no planning and enforcement history in relation to this site.

2. CONSULTATION RESPONSE

The responses received following the consultation period are summarised as follows:

LBH Conservation Team:

- 26 Avenue Road is located within the Crouch End Conservation Area, an example of late Victorian/early Edwardian suburban development.
- The area was developed in phases from the late 19th century to the First World War but retains a cohesive character.
- Development featured high-quality materials, consistent architectural styles, and influences from Norman Shaw's residential designs.
- The pre-1914 period established a middle-class suburban community with shops, places of worship, and entertainment.

- Houses reflect an eclectic design approach, utilizing prefabricated and machine-made components like windows and porches.
- 26 Avenue Road contributes positively to the conservation area's significance.
- Avenue Road forms the southern boundary of the conservation area, with only the north side included.
- No.26 is part of the semi-detached pair of simpler red-brick Edwardian houses, matching Nos. 16 and 18, featuring ground-floor square bays and no gables.
- These high-quality architectural features enhance the street's character and the area's overall significance.
- The rear elevation of No. 26 is less elaborate than the front and is simpler than other buildings on the street.
- The proposed extension is subordinate in scale, retains the original building form, and has an unusual design that is not harmful to the conservation area's significance.
- The proposed materiality and design are unusual but not in itself considered harmful to the significance of the conservation area.
- It is unclear what the roof material, aside from the glass, is proposed to be, however this could be ensued through condition.
- Accordingly, subject to the below condition, the proposed extension would be considered to have a neutral impact on the significance of the Crouch End Conservation Area.
- Condition: No works for the construction of the external surfaces shall be carried out on the site until details of the proposed external surface materials including specifications have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 10 letters to neighbours.

1 representation was received from the neighbours at No. 24b.

The issues raised are summarised as follows:

- No TPO but there will be an impact on trees which are home to nesting birds resulting in negative ecological effect
- Proposed structure not in keeping with the period of the building itself or neighbouring ones.
- Proposal compromises privacy of occupiers at Nos. 24 and 26. Glazed area would have a direct line of sight into the bedroom of No. 24b.
- Loss of light for No. 24b.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & heritage.
2. Impact on neighbouring amenity, &
3. Impact on Trees.

Design & heritage

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.

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.

The proposed extension spans the full width of the house, with a depth of approximately 2 metres. It features a pitched roof that slopes downward towards the rear. The ridge height is around 4.3 metres, with the roof slope dropping to an eaves height of approximately 3.2 metres from ground level. The proposal also includes a patio, set at an amended height of 750mm. From the top of the patio, the height to the eaves would be approximately 2.45 metres.

Given that the extension is single-storey, it would remain subservient and would not overwhelm the host building. From a design perspective, the extension is not considered to be of excessive size or scale.

The plans indicate that the rear extension would be constructed in brick to match the existing materials, which is considered appropriate. The inclusion of rooflights and bay doors is also acceptable, as these features would not have a harmful visual impact on the appearance of the extension. In this instance, a condition requiring the brickwork to match the existing house is considered proportionate and acceptable.

The proposed rear extension is of an acceptable design and would not adversely affect the character or appearance of the host property or the surrounding area. The architectural features that contribute to the quality of the property would be retained. The extension would not be visible from any public vantage point, resulting in a neutral impact on the character and appearance of the Conservation Area. The historic significance and special interest of the Conservation Area would be preserved. Accordingly, the proposal is considered to comply with the relevant planning policies.

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. 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 property is a semi-detached dwelling, set back from No. 28. Given the modest depth of the proposed extension, its impact on this neighbour's daylight and sense of enclosure would be negligible.

On the boundary with No. 24, the limited depth and pitched roof design would further minimise any impact on daylight and enclosure.

As noted above the width of the patio has been reduced through the inclusion of a planter along the boundary with No. 24. The inclusion of a planter box along the boundary with No. 24 will act as a physical buffer, preventing users of the patio from standing directly at the edge and overlooking the neighbouring garden. This feature helps to mitigate any potential loss of privacy by restricting direct views into the adjoining outdoor space and is considered an appropriate design response to the site's relationship with No. 24.

Accordingly, the proposal is considered to comply with the relevant policies.

Impact on Trees

The proposed width of the patio has been reduced to include a planter on the boundary with No. 24. Similarly, the steps have also been set back about 2.8m from the boundary to prevent any impact on the tree. Hence, the impact on trees is mitigated.

Conclusion

As amended the proposal is considered acceptable in design and heritage, as well as amenity terms.

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

4. CIL APPLICABLE

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.

5. RECOMMENDATION

GRANT PERMISSION subject to 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.

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 The construction of the patio area and associated steps shall be carried out in accordance with the no-dig methodology set out in the approved drawings, specifically the hatched area identified in the drawings with no excavation exceeding a depth of 100mm.

Reason: To safeguard the root protection areas of adjacent trees and ensure compliance with arboricultural best practice, in accordance with BS 5837:2012 and London Plan Policy G7 (2021).

- 5 Prior to the raised patio area being brought into use, a planter box shall be installed along the boundary as shown on the approved plans and shall be retained and maintained thereafter.

Reason: To prevent overlooking into adjoining properties and to ensure compliance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

Informatives:

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.

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.