

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department

PLANNING SUB-COMMITTEE B		
Date:	20 <sup>th</sup> April 2017	NON-EXEMPT

Application number	P2016/4970/FUL
Application type	Full Planning Application
Ward	Canonbury Ward
Listed building	Not listed
Conservation area	East Canonbury Conservation Area
Development Plan Context	Locally Listed Building Grade B East Canonbury Conservation Area Article 4(2) East Canonbury (1) Major Cycle Route
Licensing Implications	None
Site Address	60 Halliford Street, Islington, LONDON, N1 3EQ
Proposal	Demolition of the existing rear lower ground floor level conservatory and erection of a single storey full width, two storey part width rear extension. Installation of new upper ground floor window to side elevation. Enlargement of existing dormer window in rear roof slope and installation of new Velux-type roof window in rear roof slope.

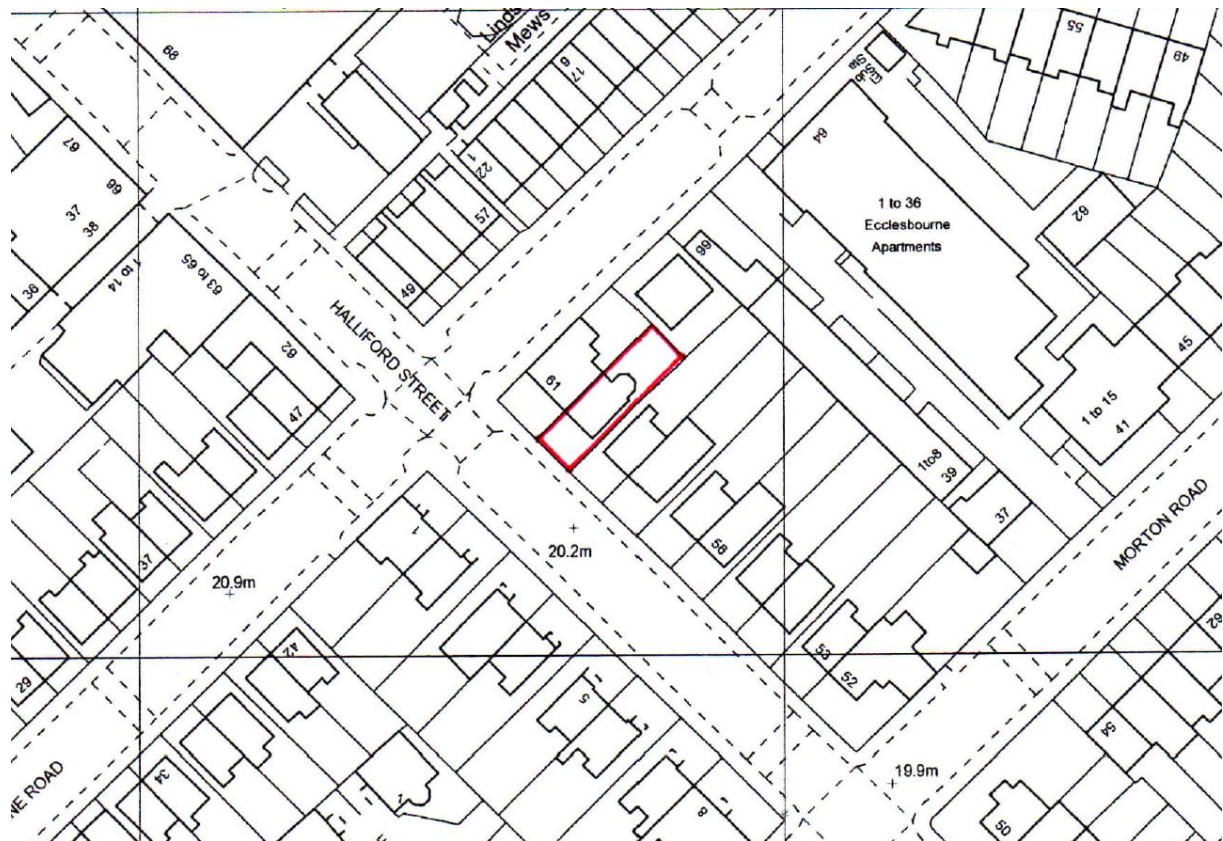
Case Officer	Thomas Broomhall
Applicant	Mr & Mrs Neil & Laura Avery
Agent	Peter Brades - Peter Brades Architects

### 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. Subject to the conditions set out in Appendix 1.

## 2. SITE PLAN (site outlined in black)



### 3. PHOTOS OF SITE/STREET

Location of Site

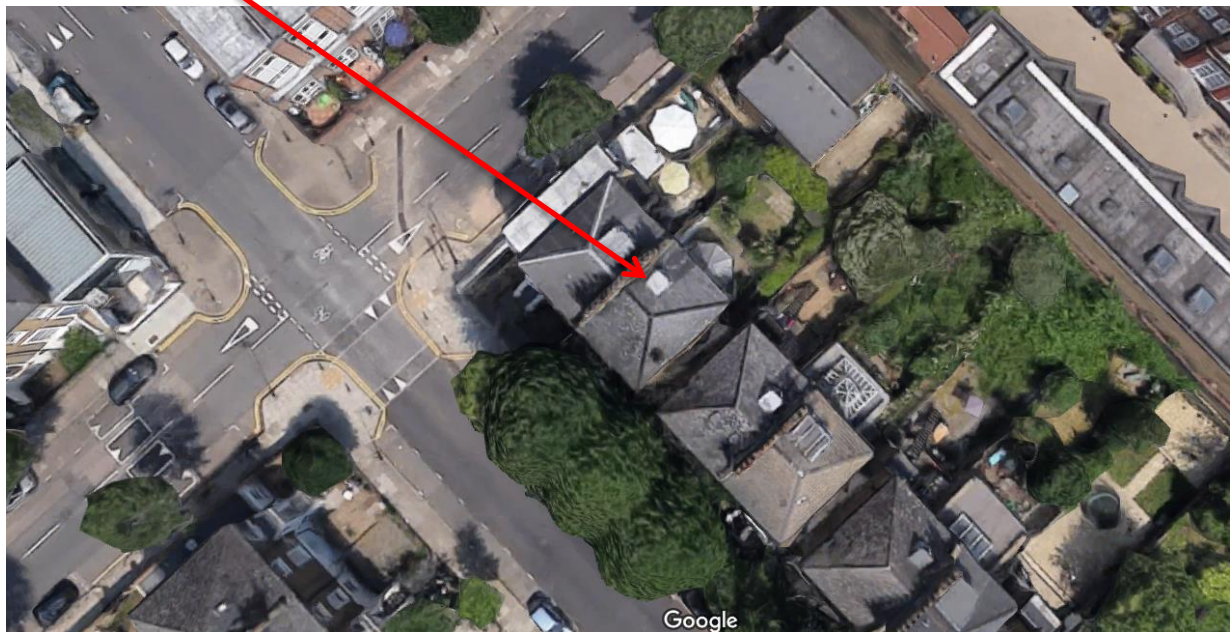


Image 1: Aerial view of the site from directly above the site

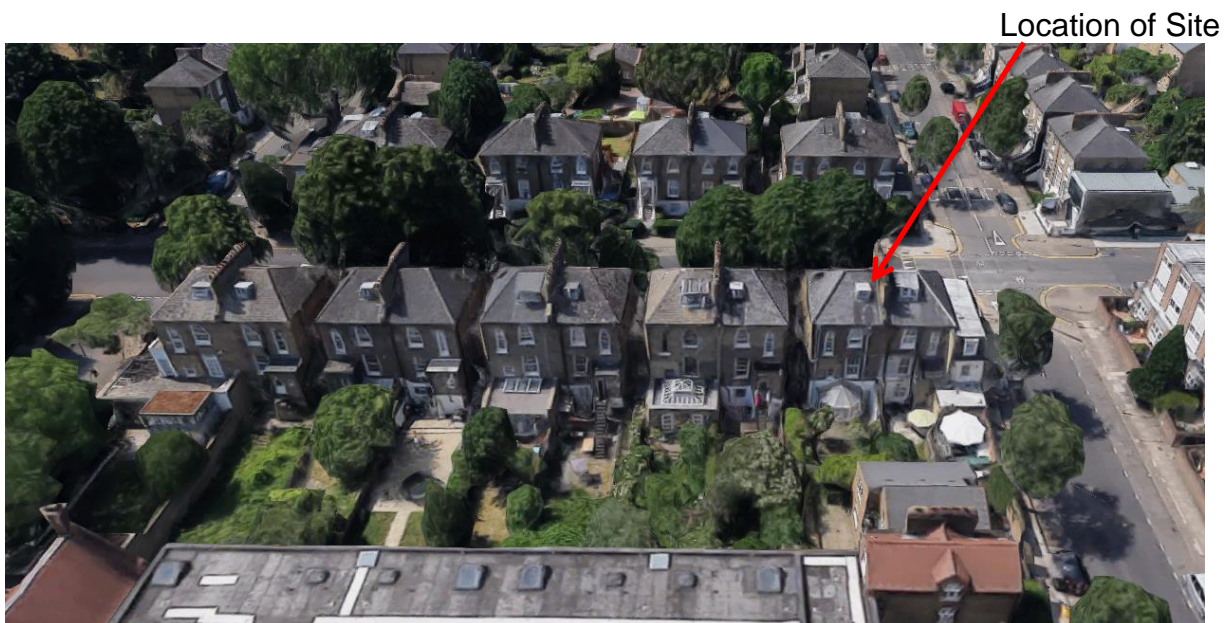


Image 2: Looking into the site in a south westerly direction



Image 3: View of rear elevation



Image 4: View of lower ground floor of rear elevation



Image 5: View towards rear of neighbouring properties



Image 6: View of rear roof slope from street



Image 7: View of the side elevation from the street

#### **4. SUMMARY**

- 4.1 Planning permission is sought for the demolition of the existing rear lower ground floor level conservatory and the erection of a single storey full width, two storey part width rear extension. The proposed works also include the installation of a new upper ground floor window to the side elevation, the enlargement of the existing dormer window in the rear roof slope and the installation of a new Velux-type roof window in the rear roof slope.
- 4.2 The application is brought to committee because the applicant is an employee of Islington Council.
- 4.3 The issues arising from the application are the impact of the proposals on the character and appearance of the host building, being a pair of semi-detached villas and the East Canonbury Conservation Area; and the impact on the amenities of the adjoining and surrounding residential properties.
- 4.4 The impact of the proposal on the character and appearance of the host building, being a pair of semi-detached villas and East Canonbury Conservation Area is considered to be acceptable. The impact on the amenities of the adjoining and surrounding properties is considered to be acceptable.

#### **5. SITE AND SURROUNDING**

- 5.1 The application site is a two storey over lower ground floor single dwelling house, part of a pair of semi-detached villas in a row of ten similar properties. The property is Locally Listed Grade B however it is not statutorily listed and is within the East Canonbury Conservation Area. The surrounding area is predominantly residential in character.

#### **6. PROPOSAL (in Detail)**

- 6.1 Planning permission is sought for the demolition of the existing rear lower ground floor level conservatory and the erection of a single storey full width, two storey part width rear extension to the rear elevation of the semi-detached property. The application also includes the installation of a new upper ground floor window to the side elevation, the enlargement of the existing dormer window in the rear roof slope and the installation of a new Velux-type window in the rear roof slope
- 6.2 The proposed extension would extend at the lower ground floor level of the property to a depth of 3.75 metres across the full width of the building. A rooflight is proposed within in the flat roof of the single storey element of the extension. The single storey element rises on the boundary with no. 61 to a height of 3 metres. The two storey element rises to a height of 5.6 metres on the staircase side of the semi-detached building set away from the boundary with no. 59 by 1.2 metres. The two storey element would be less than half the width of the property measuring 2.5 metres.

- 6.3 The proposed enlargement of the existing rear dormer window would increase the width and the depth of the existing dormer window and result in similar proportions to the existing dormer window on the adjoining property at no. 61. The proposed dormer would extend 1.5 metres in width and 2.2 metres in depth. The proposed new rooflight to the rear roof slope would sit adjacent to the dormer window and measure 0.5 metres in height and width.
- 6.4 The proposed new window on the side elevation would be located at upper ground floor level with proportions of 0.5 metres in width and 0.9 metres in height.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 23/05/2002 Planning Application (ref: P012300 60) refused for Erection of a rear dormer at 60 HALLIFORD STREET, N1.

REASON: The proposed rear dormer would be visible from the street and would constitute an unsightly interruption to the existing skyline, by virtue of its size and location on the roof slope, to the detriment of the character and appearance of the original building and the streetscene in particular and the East Canonbury Conservation Area in general, contrary to Policies D21 and D24 and Unitary Development Plan (Second Deposit Draft June 2000) and Paragraph 23.7 of the Conservation Area Guidelines.

### **ENFORCEMENT:**

- 7.2 None.

### **PRE-APPLICATION ADVICE:**

- 7.3 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties on Halliford Street, Orchard Close, Morton Road and Ecclesbourne Road. A site notice and press notice were also displayed on 3 January 2017. The public consultation on the application ended on 2 February 2017.
- 8.2 At the time of the writing of this report no objections have been received from the public consultation.

### **Internal Consultees**

- 8.3 Design and Conservation – No objection.

### **External Consultees**

8.4 None.

## **9. RELEVANT POLICIES**

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

### **National Policy and Guidance**

9.1 The National Planning Policy Framework 2012 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

### **Development Plan**

9.2 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.3 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design and Conservation
- Neighbouring amenity

### **Design and Conservation**

10.2 The application proposes the erection of a full width single storey part with two storey rear extension, enlargement to the existing rear dormer window, installation of rear roof light and installation of new window at upper ground floor level on the side elevation.

10.3 A Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of Conservation Areas within their area.

- 10.4 Section 5.134 of the Islington Urban Design Guide (IUDG) sets out the following:

*Rear extensions must be subordinate to the original building; extensions should be no higher than one full storey below eaves to ensure they are sufficiently subordinate to the main building. For this reason and also in order to respect the rhythm of the terrace, full width rear extensions higher than one storey, or half width rear extensions higher than two storeys, will normally be resisted, unless it can be shown that no harm will be caused to the character of the building and the wider area.*

- 10.5 Paragraphs 23.41 and 23.15 of the East Canonbury Conservation Area Design Guidelines (CADG) set out the following:

*Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be acceptable, unless it can be shown that no harm will be caused to the character of the area. In order to preserve the scale and integrity of the existing buildings it is important that rear extensions are subordinate to the mass and height of the main building. Rear extensions will be permitted on their merits and only where the scale, design and materials to be used are in keeping with the existing property and where all other planning standards are met.*

- 10.6 Section 5.148 of the UDG sets out the following:

*In all cases, applications for roof extensions, dormers and roof lights will be assessed on merit, giving due consideration to:*

- *The quality of design.*
- *Materials and construction proposed.*
- *The cumulative effect on visual amenity, unity and coherence of the street scene.*

- 10.7 The additional mass, height, scale, depth and proportions of the proposed rear extension are considered to remain subordinate to, and preserve the scale and integrity of the original building, retaining sufficient height below the eaves. Consideration has been given to the extent of the proposed increase to the footprint of the dwelling and the impact on the character of the modest rear garden and the property's dense urban setting. The proposed extension is considered to balance the increase in built form with retaining sufficient private outdoor amenity space.

- 10.8 It is noted that two storey additions of varying heights and depths exist on the adjacent properties in the terrace including at no's 61, 59, 57, 55 and that large single storey rear extensions exist at no's 58 and 56. As a result the extension is of a similar scale to the pattern of development in the area.

- 10.9 The design, appearance and use of materials (including brickwork to match existing, timber sliding sash window at upper ground floor and aluminium

framed sliding doors at lower ground floor level) are considered to be appropriate to the rear elevation of the host building.

- 10.10 The proposed enlargement of the existing rear dormer would result in a dormer of similar proportions and in a similar position to the existing rear dormer window on the adjoining property at no. 61 improving the symmetry of the pair of villas. The dormer is positioned a clear distance below the ridge-line, significantly clear of the boundary parapets, and above the line of the eaves. The use of sash windows and the small size of the cheeks around the dormer window also follow the appearance of the existing dormer at no. 61. As a result, the enlargement of the dormer is considered to be in keeping with the original dwelling and relate appropriately to the windows of the original house and pair of villas, in proportion, detailing and position. The proposed dormer is considered to have addressed any previous reasons for refusal of the application for a rear dormer in 2002.
- 10.11 The proposed roof light is flush with the roof covering, small scale, almost entirely hidden behind the existing parapet wall and is acceptable in design terms.
- 10.12 The proposal is therefore considered to be consistent with the aims of Council objectives on design and in accordance with Islington Development Management Policies DM2.1 and DM2.3, and guidance contained within the Islington Urban Design Guide (2017) and the East Canonbury Conservation Area Design Guidelines (2002).

### **Neighbouring Amenity**

- 10.13 The proposal is for a single storey full width, two storey part width rear extension to the rear elevation of the semi-detached building. The extensions would be separated from the boundary with no. 59 by a pathway running along the side of the property.
- 10.14 Part X of Policy DM2.1 requires new development to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.15 Consideration has been given to the increase in bulk, scale, depth and height from the proposed rear extension and the impact on the amenities of the adjoining properties.
- 10.16 Particular consideration has been given to the design of the proposed rear extension and the potential impact on the window on the rear elevation of no. 61 at lower ground floor level. The boundary wall currently slopes downwards from a maximum height of 3.2 metres down to 2.2 metres. It is noted that there

would be a minor increase in height adjacent to the boundary as a result of the single storey element of the rear extension, at a maximum height of 0.8 metres although this extent would covers 2.4 metres.

- 10.17 Given this design, the impact of the partial increase in height and massing adjacent to the boundary wall on the outlook and perceived sense of enclosure of no. 61 will be minimal and not result in sufficient loss of amenity as to sustain the refusal of the application on this basis and is therefore acceptable.
- 10.18 The submitted drawings indicate that the existing window to no. 61 would fail the 45 degree rule set out by the BRE guidelines in plan and elevation. The small increase in height and massing is not considered to result in any discernible loss of daylight on the existing situation. The rear elevation is within 90 degrees of due north so there will be no sunlight impact. The window is set away from the boundary wall, has an otherwise open aspect to the rear and therefore the impact of the proposals are acceptable in this regard.
- 10.19 The two storey element of the proposed rear extension would be set away from both boundaries with no's 61 and 59 due to the pathway running down the side of the semi-detached villa and given the 1.2 metre set in from the boundary with no. 59. There is an existing two storey addition in place at no. 59. Consideration has been given to the separation between the dwellings, and the position and proximity to windows of habitable rooms sited on the rear elevation. The proposed two storey rear extension would not result in a harmful impact in terms of loss of outlook, enclosure or daylight and is therefore acceptable in this regard.
- 10.20 The proposed windows to the rear elevation only overlook the garden and therefore there is no potential for an increase in overlooking from the proposed extension. The proposed side elevation window would serve a staircase, being non-habitable room, resulting in no undue overlooking.
- 10.21 The proposed enlargement of the rear dormer window and roof light would sit comfortably within the rear roof slope and would not have an impact on the amenities of the adjoining or adjacent properties in terms of an increase in overlooking, loss of outlook or increase of enclosure and is acceptable in this regard.
- 10.22 In summary the overall impact of the proposals is not considered to result in an unacceptably harmful impact on the adjoining and adjacent properties in terms of loss of outlook, daylight, sunlight, or increase in sense of enclosure or overlooking. Therefore the proposals are considered to be acceptable in accordance with policy DM2.1 of the Islington Development Management Policies.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The impact of the proposal on the character and appearance of the host building being a pair of semi-detached villas and surrounding conservation area is considered to be acceptable. The impact on the amenities of the adjoining and surrounding properties is considered to be acceptable.
- 11.2 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

### **Conclusion**

- 11.3 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following:

#### List of Conditions:

<b>1</b>	<b>Commencement</b>
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>1716/01, 1716/02 RevA, 1716/03, 1716/04, 1716/05, 1716/06 RevA, 1716/07 RevA, 1716/08, 1716/09 RevA, 1716/10, 1716/11, 1716/12, 1716/13 RevA, 1716/14 RevA, 1716/15, Design and Access Statement dated December 2016</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>MATERIALS (COMPLIANCE):</b>
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

#### List of Informatives:

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p>

	<p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
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## **APPENDIX 2: RELEVANT POLICIES**

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

### **1. National Guidance**

The National Planning Policy Framework 2012 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2016 - Spatial Development Strategy for Greater London**

Policy 7.4 Local Character  
Policy 7.6 Architecture

#### **B) Islington Core Strategy 2011**

##### Strategic Policies

Policy CS 8 – Enhancing Islington’s character  
Policy CS 9 - Protecting and enhancing Islington’s  
built and historic environment

#### **C) Development Management Policies June 2013**

Policy DM2.1 – Design  
Policy DM2.3 - Heritage  
Policy DM7.1 - Sustainable design and construction  
Policy DM7.2 - Energy efficiency and carbon reduction in minor  
schemes  
Policy DM7.4 – Sustainable Design Standards

### **3. Designations**

East Canonbury Conservation Area

### **4. SPD/SPGS**

East Canonbury Conservation Area Design Guide 2002  
Urban Design Guide 2017  
Environmental Design SPD 2012