

Appeal Decision

Site visit made on 23 April 2024

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08.05.2024

Appeal Ref: APP/Y5420/D/24/3336590

105 Inderwick Road, Hornsey, London N8 9LA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ricky Horner against the decision of the London Borough of Haringey Council.
 - The application Ref HGY/2023/2547, dated 22 September 2023, was refused by notice dated 1 December 2023.
 - The development proposed is a two storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear extension at 105 Inderwick Road, Hornsey, London in accordance with the terms of the application, Ref HGY/2023/2547, dated 22 September 2023, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:500 Site Plan; and Elevations and Floor Plans dated August 2023.
 - 3) The external materials shall match those of the existing dwelling.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The council's concern relates only to the first floor element of the extension, suggesting that it would be uncharacteristic and detract from the character and appearance of this residential terrace. The extension would follow the form of the existing outrigger and would be just over a metre deep. This would result in it sitting proud of the other half of the outrigger on the neighbouring property. However, this disparity would be very limited and the property would retain its existing form and appearance. The works would be to the back of the terrace where other rear extensions and roof additions are far from consistent. The rear elevation is not visible from the public domain.
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4. Despite the minor depth disparity with the neighbouring outrigger, the proposal would be in keeping with the form, design and detailing of the property. It would not result in any material change to the character or appearance of the area. It would not therefore result in conflict with the design aspirations of policies DM1 or DM12 of the Development Management - Development Plan Document (2017) or policy SP11 of the Haringey Local Plan - Strategic Policies 2013 – 2026 (2017).
5. The purpose of the extension is to increase the size of the third bedroom to meet minimum space standards. This is a matter that weighs heavily in favour of the proposal. In these circumstances, the works would not be at odds with the *National Planning Policy Framework 2023* which supports development that functions well and adds to the overall quality of the area.
6. As there are no other matters that weigh significantly against the proposal, I allow the appeal. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. I have also required that the materials match the existing to ensure that it has a satisfactory appearance.

Peter Eggleton

INSPECTOR