

ADDRESS: 108 Blurton Road, Hackney, London, E5 0NH	
WARD: Kings Park Ward	REPORT AUTHOR: Seonaid Carr
APPLICATION NUMBER: 2023/0899	VALID DATE: 24/05/2023
DRAWING NUMBERS: OS Map, ZAAVIA/108BR/101 Rev D, ZAAVIA/108BR/102 Rev A, ZAAVIA/108BR/103 Rev C, ZAAVIA/108BR/104 Rev C, ZAAVIA/108BR/105 Rev A, ZAAVIA/108BR/106 Rev C, ZAAVIA/108BR/108 Rev C	
APPLICANT: Nita Patel	AGENT: N/A
PROPOSAL: Erection of a single-storey ground floor rear extension.	
POST SUBMISSION REVISIONS: Plans amended to reduce the depth of the proposed extension	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions.	
NOTE TO MEMBERS: None.	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	yes

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	N	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Employment Area		X

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	C3	Single Dwelling	N/A
Proposed	No Change	No Change	17.7

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site is located to the southern side of Blurton Road within a terrace of two storey Victorian properties.
- 1.2 The site consists of a two storey with extended roof level mid terrace property. The building is constructed in brick. To the front elevation is a single storey bay window with sash windows to the first floor. To the rear is a two storey outrigger with a rear door to the rear of the outrigger at ground floor level. At roof level the property has been extended by way of a mansard roof extension.
- 1.3 There are no locally or statutory listed buildings in the surrounding area and the site is not within a conservation area. The surrounding area is characterised by residential housing of two storeys constructed in brick with sash windows, similar to that of the application site.

2.0 RELEVANT HISTORY

- 2.1 **2013/2503** - Erection of a mansard style roof extension. Granted 23/09/2013

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 26/05/2023
- 3.2 Date Statutory Consultation Period Ended: 19/06/2023
- 3.3 Site Notice: Not required.
- 3.4 Press Advert: Not required.

3.5 Neighbours

- 3.5.1 Letters of consultation were sent to 5 adjoining owners/occupiers.
- 3.5.2 At the time of writing the report, one objection had been received. This representation is summarised below:
 - Extension appears significantly higher than the current fence and will be overbearing in relation to our property. It will take away light from our the rear of our property and rear patio area, particularly from our glass patio doors from which we get a lot of daylight into our dining area. Request that it reduced to a flat roof or wall height of 2m plus additional 1m for highest point of the sloped roof. A light impact study should be carried out and/or a planning decision should be deferred until we have had time to commission this ourselves.
 - The plans show 'assumed' boundary lines. Obviously no part of the extension should cross the actual boundary.
 - The plans do not show where waste pipes, drainage or ventilation will be sited/relocated so we are unable to comment on how this will impact 106 Blurton Road.

- The overall design is very large/overbearing and also extends further back than our own property which will also take away additional light from our property. Also, most side returns in the area are flat roofed rather than pitched which makes them less obtrusive. The proposed extension would significantly increase the footprint of 108 such that it will be disproportionate to the size of the garden.
- Building materials should be in keeping with existing materials.
- Since 106 Blurton Road is currently hosting a Ukrainian refugee family (with a young child), in the event that planning permission is granted, we would ask that conditions are imposed to ensure minimal disruption. These should include: No work on weekends or bank holidays, and no noise before 9am or after 5pm and if possible that 106 Blurton Road is left untouched, ideally so that the fence between 108 and 106 is left in place and impact on the garden of 106 is minimal.

3.5.3 Officer Response:

- The material planning considerations raised above are addressed within the relevant sections of the report below.
- With regard to building hours, an informative will be placed on the decision notice which reminds the applicant of the allowed building hours which are Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays.
- In terms of the fencing, the plans show the extension to be built adjoining the boundary of the site, building on the party wall is a civil matter.

3.6 Statutory / Local Group Consultees

3.6.1 Non applicable

4.0 RELEVANT PLANNING POLICIES

4.1 Hackney Local Plan 2033 2020 (LP33)

LP1 Design Quality and Local Character
LP2 Development and Amenity
LP17 Housing Design
LP54 Overheating and Adapting to Climate Change
LP55 Mitigating Climate Change

4.2 London Plan 2021

D1 London's Form, Character and Capacity for Growth
D3 Optimising Site Capacity through the Design-led Approach
D6 Housing Quality and Standards
G6 Biodiversity and Access to Nature
SI 4 Managing Heat Risk

4.3 SPD / SPF / Other

Mayor of London
Sustainable Design and Construction SPG (2014)

London Borough of Hackney

Residential Extensions and Alterations SPD (2009)
Sustainable Design and Construction SPD (2016)

4.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (NPPG)

4.5 Legislation

Town and Country Planning Act 1990

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations relevant to this application are:

- Principle of Development
- Design
- Neighbouring amenity
- Sustainability

5.2 Each of these considerations is discussed in turn below.

5.3 Principle of Development

5.3.1 The principle of undertaking residential extensions and alterations is in accordance with planning policy at local, regional and national levels, subject to assessments of other material considerations. In light of this, the proposed development is considered to be acceptable in principle.

5.4 Design

5.4.1 London Plan policy D3 requires all developments to make the most efficient use of land by optimising site capacity and policy D4 requires developments to provide high-quality design. Hackney's Local Plan policy LP1 requires developments to be of a high design quality and have regard to the surrounding character and context.

5.4.2 The Hackney Council alterations and extensions SPD (REA SPD) states that extensions must be subordinate to the existing building and that single storey extensions are typically preferred. Furthermore, extensions must respect the existing solid to void ratios and must be built of sympathetic and high-quality materials. Dwellings which have a rear outrigger and a side return may infill this side return as long as it does not negatively affect neighbouring amenity. With specific regard to properties with outriggers Figures 3.7A and 3.7B show the type of extension which would be supported on these properties, ie one that infills the area to the side of the outrigger but does not project beyond it or one that extends to the rear of the outrigger but does not project to the side of it.

- 5.4.3 Despite the REA SPD typically not supporting wraparound extensions of the type proposed, properties within the immediate vicinity along Blurton Road demonstrate similar extensions including No.98 Blurton Road (2016/0881). There is also a wrap around extension to No.130 Blurton Road, no planning history can be found for the as built development however it is shown as existing on applications in 2019 and appears to have been in situ for some time.
- 5.4.4 As such, the surrounding area does contain existing wrap around extensions and the addition of a wrap-around extension at this site is not considered to significantly alter the character and appearance of the surrounding terrace.
- 5.4.5 The depth of the extension as it extends to the rear of the outrigger has been reduced from 3m to 1.63m to reduce the overall harm to the integrity of the host building. At this depth it would also match that of the approved development at No.98. Furthermore, 50% of the rear garden area of the site would be retained which is supported by the REA SPD.
- 5.4.6 In terms of materials, the applicant has noted on their application form the extension would be constructed in materials to match the host building. A condition is also recommended to ensure the materials will match that of the host building.
- 5.4.7 Overall it is considered the proposed extension would be a suitable addition to the host building which given the reduced scale would not appear as an overbearing or dominant extension to the property and would be in accordance with the aspirations of LP1 and the relevant policies of the London Plan.

5.5 ***Neighbouring Amenity***

- 5.5.1 The potential impact of works on the amenity of neighbouring properties are customarily considered to include daylight/sunlight, outlook (including bulk and dominance issues) and privacy/overlooking matters. Policy LP2 seeks to ensure development does not have a detrimental impact on the amenity enjoyed by neighbouring residents.
- 5.5.2 Given the nature and siting of the proposed extension the only neighbours to have the potential to be impacted by the works would be the adjoining neighbours No.106 and No.110.
- 5.5.2 With regard to the impact on No.106, the proposed extension would measure 2.5m along the boundary with this neighbour. This is generally considered to be a suitable height as not to cause harm in terms of outlook or a sense of being enclosed. With regard to loss of light which has been raised as concern by the objectors, the rear windows and side windows of the neighbouring property would continue to receive a suitable level of light to their rooms. There is already a degree of overshadowing due to the existing two storey outriggers to the properties, the proposed single storey extension would not significantly reduce the level of light received into this neighbour. Furthermore the reduced depth of the extension would reduce the impact on No.106 more than the original plans which is what the objection received was based on. Overall it is considered that the development would not detrimentally impact the amenity of the occupiers of No.106.

5.5.3 In respect of No.110, there is an existing extension to No.110 which the proposed extension would be a similar depth to as such it would not harm the amenity of these neighbouring residents.

5.6 ***Standard of Accommodation***

5.6.1 In terms of the amenity impacts of the works on the subject site, the proposal is considered to enhance the standard of accommodation provided to the occupants of the flats by improving the thermal efficiency and the security of all the flats within the property.

5.7 ***Sustainability***

5.7.1 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.

5.7.2 Policy SI 4 of the London Plan and LP54 of LP33 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change. Policy LP55 of LP33 applies to all new developments and states that these must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.

5.7.3 The proposed extensions will be constructed of modern materials that will result in acceptable energy efficiency of the building, which is considered sufficient for the scale of development.

5.7.4 Overall, the proposal is considered to result in a sustainable form of development.

6.0 **CONCLUSION**

6.1 The proposed development of the site is deemed acceptable. Its design, size, scale and location would not detract from the character and appearance of the site and the surrounding area. The proposed development would not produce a significant detrimental impact on the amenity of the occupants of the neighbouring residential properties. Overall the development would be in accordance with the relevant policies at local, regional and national levels.

7.0 **RECOMMENDATIONS**

Recommendation A

7.1 **That planning permission be GRANTED, subject to the following conditions:**

7.1.1 **Commencement within three years**

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

7.1.2 Development in accordance with plans

The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

7.1.3 Materials

All new external finishes in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance, unless otherwise stated on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

Recommendation B

7.2 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

8.0 INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- NPPF Applicant/Agent Engagement

Signed..... Date.....

Natalie Broughton - Head of Planning and Building Control

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website	Danny Huber Planning Officer x1453	2 Hillman Street London E8 1FB

	<p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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