LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 08/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1070 **Ward:** Fortis Green

Date received: 14/04/2015

Drawing number of plans: 903/05, 903/06, 903/07

Address: 2 Coppetts Road N10 1NN

Proposal: Loft conversion with rear dormer extension

Applicant: Mr James Walpole

Ownership: Private

Site Visit Date: 02/06/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application seeks planning permission for construction of a rear dormer extension

3.2 Site and Surroundings

The4 application site comprises a two-storey, mid-terrace dwelling house located on the Eastern side of Coppetts Road close to the junction with Pages Lane.

3.3 Relevant Planning and Enforcement history

Planning HGY/2015/0235 PERM DEV 23-03-15 2 Coppetts Road London Certificate of lawfulness for demolition of existing utility room and building new single storey rear extension

Planning HGY/2015/1070 PENDING --- 2 Coppetts Road London Loft conversion with rear dormer extension

4. CONSULTATION RESPONSE

LBH Building Control
LBH Conservation Officer

8 Neighbour Letters
Muswell Hill & Fortis Green Residents Association
Muswell Hill & Fortis Green CAAC

1 Response was received on the following grounds:

- Overlooking
- Concerns about construction / environmental impact
- Concerns about visual appearance & design in general

5 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the conservation area
3. The impact on the amenity of adjoining occupiers

The principle of extending a residential property to improve the existing residential accommodation is generally supported in policy terms and acceptable in principle.

Design:

The proposed rear dormer extension would be centrally positioned within the rear roof slope and would align with the window below having a similar scale and window form. The dormer would be approximately 1.2 metres wide and 1.25 metres high with a set back of approximately 90 cm from the eaves.

The Council's UDP policy CSV5 Alterations & Extensions in Conservation Areas states that extensions should preserve or enhance the character and appearance of the conservation area and retain or reinstate characteristic features. The supporting Conservation Design Guidance SPG2 states that roof extensions should complement the appearance of the existing building.

The Council's Design Guidance SPG1a states that all extensions should be subordinate in scale to the original building and should respect its original character. Thus any alteration or extension should either fit in to the character of the house, or if contrasting in design, should by its independence and smallness of scale not undermine the architectural effect of the whole. The guidance states at paragraph H4 that dormers Dormer windows should have regard to the building's fenestration pattern and detailing below. They should be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character size and scale of the building as a whole. They should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls and the dormer should not straddle any hip line.

It is noted that the rear elevation and roof would be visible form public views along Pages lane and as such any development should be even more sympathetic given its visibility. The proposed dormer would be a well proportioned addition that would preserve the original character and form of the roof and original building given its limited size. The proposal is acceptable in design terms.

Neighbouring Amenity:

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.

Some concern has been raised with regard to the potential overlooking into neighbouring gardens. Whilst it is accepted that some additional views would be introduced, it is not considered that the proposed dormer would cause any significant loss of privacy to a harmful degree. There would be no loss of light or outlook given the position of the addition at roof level within the terrace.

The proposal is acceptable in amenity terms.

6.2 Conclusions

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1070

Applicant's drawing No.(s) 903/05, 903/06, 903/07

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:903/05, 903/06, 903/07

Reason: In order to avoid doubt and in the interests of good 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. The window in the dormer hereby approved shall be wooden sash and of similar appearance to the existing windows

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 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.