

Officer's Report

Application Number	HGY/2022/2543
Type	Full planning permission
Location	101, Albert Road, London, N22 7AG
Proposal	Rear dormer on the main roof slope with a dormer on the rear outrigger and roof lights to the front roof slope, new spiral staircase to rear
Case Officer	Ben Coffie
Valid Date	20/09/2022
Applicant	Mr Ben Woolf
Agent	Mr Ben Woolf

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposed development comprises an L shaped dormer with three rooflights on front slope and one to the crown roof with a new spiral staircase to rear with a new door to facilitate access to the rear garden.

1.2 The application is a resubmission following the refusal of application no. HGY/2022/1818. In this current application the proposed dormer will maintain a height of 2.35m, 3.66m depth however its initial width of 6.37m will be reduced by 500mm from the side parapet. The proposed outrigger will maintain a height of 2.61m height however its initial width of 3.98m will be reduced to 3.49m in width and its initial depth of 4.56m would be reduced to 3.91m in depth.

Site and Surroundings

1.2 The application site is located on the southern side of Albert Road and contains a house converted into two flats.

The site is not within a conservation area.

Relevant Planning and Enforcement history

· HGY/2022/1818- L shaped dormer with rooflights on front slope plus new spiral staircase to rear (Refused)

2. Consultation response

2.1 No consultation

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised 21 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

4.2 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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

4.3 Albert Road and the surrounding streets form a residential area of small, terraced housing in regular street blocks. The area has an attractive character and appearance derived from a uniform scale of housing and interesting front elevations with bay window features with crown roofs. The terraces are predominantly two-storeys, but it is evident that some houses have accommodation in the roof space as is proposed at the application property.

Dormer and Outrigger

4.4 The proposal has been amended to reduce the width of the dormer leaving a gap of 500mm from the side parapet. Equally the outrigger has been set in from the eaves by 500mm and its depth reduced to not more than half of the existing outrigger.

4.5 Due to the above changes the proposed dormer and outrigger roof extension will have at acceptable scale, height and bulk. The proposed outrigger due to its reduction to a depth of no more than half of the existing outrigger it is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

Rear spiral stairs and proposed door

4.6 The proposed spiral stairs at the rear of the outrigger with the new door access would not harm the character and appearance of the host dwelling and the area in general. Whilst this element is not prevalent within the area, it is not envisaged that it would be intrusive and incongruous at the rear and when viewed from the Clyde Road.

Front rooflights

4.7 Three rooflights are proposed to the front roof slope and one on the west slope of the crown roof. It is not considered that they will dominate the front roof slope and create a visual clutter.

4.8 As such the proposed front rooflights would have acceptable appearance to the front roof slope.

4.9 As such the proposed development as a whole is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Impact on neighbouring amenity

4.10 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.

4.11 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.

Roof extensions and rooflights

4.12 Due to the location of the proposed dormer, outrigger and rooflights above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings. The proposed inside windows to be installed on the outrigger would be obscured glazing therefore would mitigate loss of privacy concerns with regard to overlooking.

Rear spiral stairs and proposed door

4.13 The proposed spiral stairs and door at the rear of the of the outrigger would enable access to the first floor which could give rise to impacts against neighbouring sites with regards to loss of privacy through overlooking into neighbouring gardens. However, the

spiral staircase would be designed solely to provide access to the rear garden and would not significantly increase opportunities for overlooking and loss of privacy.

4.14 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.15 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.16 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

5. CIL APPLICABLE

5.1 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.

6. RECOMMENDATION

GRANT PERMISSION

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 only be built in accordance with the following approved plans: A01 Rev 2, A02 Rev 2, A03 Rev 2, A04 Rev 2, A05 Rev 2, A06 Rev 2, A07 Rev 2, A08 Rev 2, A09 Rev 2, A010 Rev 2, A011 Rev 2.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 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.