

Application Details

Case Ref:	HGY/2022/2542
Case Type	Full planning permission Standard Application
Proposal	Alterations to the existing rear dormer
Address	10, Terrick Road, London, N22 7SH
Ward	Bounds Green
Valid Date	20/09/2022
Latest Decision Date	15/11/2022 00:00:00
Recommendation Date	15/11/2022
Report Author	Ben Coffie

List of drawings

Title	Description	Date
05 PROPOSED ELEVATIONS		1 October 2022
08 SITE PLAN		1 October 2022
06 PROPOSED SECTION AA		1 October 2022
02 PROPOSED PLANS		1 October 2022
07 BLOCK PLAN		1 October 2022

Officer's Report

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is a retrospective planning application to alter an existing rear dormer roof extension.

1.2 The application is a resubmission following the refusal of the existing full width dormer under application ref: HGY/2021/1337, which was subsequently dismissed on appeal (APP/Y5420/D/21/3279468).

1.3 The proposed alteration would result in the dormer being set in from the southern parapet by 1.25m and from the eaves by 8.00m forming a roof extension with the approximate height of 1.49m, a width of 3.93m and a depth of 2.4m. The existing rooflights would also be changes to conservation rooflights.

Site and Surroundings

1.4 The application site is a semi-detached dwelling house with front and rear gardens. No.12 adjoins to the north. No.8 lies to the south. The house fronts Terrick Road to the west. The rear garden bounds Dorset Road to the east. The rear elevation, including the roof and unauthorised dormer subject to this application, is directly visible from Dorset Road. The site lies in the Wood Green Common conservation area.

Relevant Planning and Enforcement history

1.5 HGY/2021/1337- Erection of rear dormer roof extension and insertion of roof lights on front roof slope (Retrospective)- refused 21/06/2021

1.6 This application is retrospective in nature. An enforcement investigation was opened (internal case ref: UNW/2021/00157) following notification of the works from a member of the public. Enforcement Officers visited the reported breach of planning control, ascertained that planning permission was required for the formation of the rear dormer roof extension and associated works and invited this retrospective application to be submitted to first assess whether the proposal would be acceptable.

1.7 The enforcement case file notes that Building Control records show the roof extension (dormer) was completed in May 2018. It therefore does not benefit from immunity from planning enforcement action through the passage of time (4 years +).

1.8 Appeal (ref. APP/Y5420/D/21/3279468) dismissed 07/12/2021

2. Consultation response

2.1 Historic Environment Team - As such, the proposals fail to preserve or enhance the character and appearance of the Wood Green Common Conservation Area, contrary to Paragraph 206 of the National Planning Policy Framework (NPPF). It is, therefore, considered that the proposals constitute a scheme which would lead to less than substantial harm to the designated conservation area, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 202 of the NPPF.

3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, and letters. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Design, appearance and impact on the Wood Green Common conservation area;
2. Impact on neighbouring amenity.

Design, appearance and impact on the Wood Green Common conservation area.

6.2 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.

6.3 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.4 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.5 The application property forms part of three pairs of semi-detached dwellings of two storey properties with two storey rear projections, it is noted the roof forms of these properties are broadly unaltered however with the exception of no.6 which benefits from a roof dormer extension approved in 2019 under application ref: HGY/2019/1088. The application seeks planning permission to alter the existing roof dormer to mirror the design/scale and bulk of this approved roof extension. Its proposed material would match that of the existing roof and would not appear at odds with it.

6.6 The proposed development therefore represents significant reduction as compared to the existing large dormer that covers the full width of the rear elevation. This as a result mitigates previous concerns from the previous refusal and appeal decision in that the proposed dormer will appear proportionate and subservient within the rear roof slope and would not constitute a top-heavy and over dominant

feature when viewed next to the neighbouring properties of similar architectural style which do not have rear dormers.

3.1 Whilst concerns are raised by conservation Officers against the proposed dormer in that it will introduce an incongruous feature into the unaltered roofscape, which would unbalance and adversely alter its homogeneous character and appearance, Officers have given much consideration to the presence of a similar development approved at no.6 which is also considered as part of the established character of the immediate area. Therefore, given that the proposed dormer will reflect that of the approved at no.6, Officers are of the view that the proposed alteration would not result in any detrimental impacts against the character and setting of the host dwelling and the Wood Green Common conservation area.

6.7 Consequently, proposed development as a whole is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and SP12 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

6.8 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.

6.9 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.

6.10 Having regard to the location, size, and extent of works subject to this application, they are insufficient to cause material, segmental, harm to neighbouring residential amenity in terms of access to daylight, sunlight, or outlook. The roof slights face the sky/public street and the rear dormer faces the rear garden as per the existing upper floor rear windows and a similar rear-facing dormer at No.6, thereby avoiding material harm to neighbouring amenity in terms of overlooking and loss of privacy. The proposal is acceptable in this regard.

Conclusion

6.11 The proposal is considered acceptable as it respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the conservation area.

6.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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 does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

GRANT PERMISSION

Conditions: (3)

- 1** The development shall be completed within 9 months of the date of this decision notice.

Reason: To ensure the existing unauthorised development is replaced in a timely manner, in the interests of local visual amenities.

- 2** The development hereby permitted shall only be built in accordance with the approved plans.

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.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right

to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.