

Officer's Report

Application Number	HGY/2022/2429
Type	Full planning permission
Location	54, Hermitage Road, London, N4 1LY
Proposal	Single storey GF side infill extension and loft conversion with rear dormer.
Case Officer	Daniel Kwasi
Valid Date	20/09/2022
Applicant	Dimitrij Denissenko
Agent	Mr Martin Gruenanger

RECOMMENDATION

Approve with Conditions

Proposed development

The application proposes a ground floor side infill extension off the side wall of the existing kitchen, a loft conversion comprising a rear dormer and 4 front rooflights, and a verandah and BBQ stand to replace the existing laundry room at the rear of the outrigger.

Site Description

The site is a mid-terrace two-storey dwelling on the southern side of Hermitage Road. The nearest connecting roads are Vale Grove that is to the east, and Vale Road that is to the west where an Off Licence is located on the corner. The surrounding area is predominantly residential in character that features dwellings that are similar in appearance to the subject site. The site is not in a conservation area nor is it in the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 24 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

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- None

The following issues raised are not material planning considerations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design and appearance; and
- Impact on neighbouring amenity.

Design and Appearance

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.

There are similar examples of this type of dormer at neighbouring properties. The proposed rear dormer would be to the scale and form of the main roof because it would not extend beyond the eaves of the roof, it would not be higher than the ridge, and it does not go beyond the party walls, and so it appears subservient to the host dwelling.

The proposed side infill would be built up to the side boundary of no.52. The application has been amended to propose a slope roof instead of a flat roof on the infill extension, which reduces the height of the roof to 2.3m at boundary with no.52, so that it does not cause an overbearing effect to the neighbour. It would be built from the part of side wall of the outrigger and part of the side wall of the single storey extension, and would leave space – similar to a courtyard – between the side wall of the outrigger and the front reception. The proposed side infill would not be built higher than the ground floor and would be subservient to the outrigger, and in turn, the host dwelling.

Impact on Neighbouring Amenity

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.

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.

Following the receipt of the amended plans, the roof of the infill extension has been sloped to reduce its height next to the boundary with no.52 to prevent the extension from being overbearing. Therefore, the height and depth of each extension would not lead to a loss of privacy and daylight and sunlight to the neighbouring properties, and therefore the proposal is not considered to impact on the amenities of the neighbouring properties.

Conclusion

The proposal is considered acceptable in terms of its design and appearance and its impact on neighbouring amenity.

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.

Conditions:

- 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 shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- **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.

- **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.