

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2754

Ward: Stroud Green

Date received: 28/09/2022

Last amended date:

Drawing number of plans: 911-DWG-000-OS P1, 911-DWG-000-XX P1, 911-DWG-001-XX P1, 911-DWG-010-AA P1, 911-DWG-020-01 P1, 911-DWG-021-01 P1, 911-DWG-022-03 P1, 911-DWG-100-XX P1, 911-DWG-101-XX P2, 911-DWG-110-AA P1, 911-DWG-120-00 P1, 911-DWG-121-02 P2, 911-DWG-122-03 P1.

Address: 15 Cornwall Road N4 4PH

Proposal: Single rear dormer. Revision to the previously consented scheme.

Applicant: Mr J Randall

Ownership: Private

Site Visit Date: Photographs of site provided.

Officer contact: Ben Coffie

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 2.1 The application seeks planning permission for a rear dormer which would measure 3.6m in width, 1.9m in height and 2.9m in depth. The dormer will be finished with tiled sides with GRP roof.

Site and Surroundings

- 2.2 The subject site is a terraced property. The site is located within the Stroud Green conservation area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

- 2.3 HGY/2022/0688- Rebuilding of existing rear single storey extension, rear side infill extension including external courtyard, loft conversion including two conservation rooflights on the front elevation and two lead clad dormers on the rear elevation- Approved

3. CONSULTATION RESPONSE

- 3.1 LBH Conservation Officer- no comments received.

4. 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. 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

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Design, appearance and impact on the Stroud Green 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 benefited from planning permission for two dormer windows under application ref: HGY/2022/0688. Within this previous application, planning permission was also granted for the rebuilding of existing rear single storey extension, rear side infill extension including external courtyard, two conservation rooflights on the front elevation. The current proposal seeks to replace the two approved smaller dormers with a single larger dormer.
- 6.6 With regards to the above planning policies, the proposed dormer would not constitute a dominant and intrusive addition to the rear roof slope of the property. The proposed dormer will sit proportionately within the roof slope by reason of adequate set down from the roof ridge, set back from the eave and set in from the sides. By this reason the proposed development would not result in a top-heavy and uncharacteristic feature to the rear roof slope.
- 6.7 The materials proposed to be used in the finished would have an acceptable appearance and would not appear at odds with the appearance of the existing roof. Therefore, the proposed dormer would not result in any harm against the character and appearance of the Stroud Green conservation area.
- 6.8 Consequently, proposed development 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

- 6.9 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.
- 6.10 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.
- 6.11 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 proposal is acceptable in this regard.

Conclusion

- 6.12** 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.
- 6.13** 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

- 7.1** 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

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 approved plans comprise drawing nos 911-DWG-000-OS P1, 911-DWG-000-XX P1, 911-DWG-001-XX P1, 911-DWG-010-AA P1, 911-DWG-020-01 P1, 911-DWG-021-01 P1, 911-DWG-022-03 P1, 911-DWG-100-XX P1, 911-DWG-101-XX P2, 911-DWG-110-AA P1, 911-DWG-120-00 P1, 911-DWG-121-02 P2, 911-DWG-122-03 P1. 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 approved shall be finished in accordance with material detailed in drawing no. 911-DWG-121-02 P2 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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.

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.

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.