

Officer's Report

Application Number	HGY/2022/2755
Type	Full planning permission
Location	26, Birchwood Avenue, London, N10 3BE
Proposal	Rear facing dormer, 5no. new rooflights and window replacement
Case Officer	Ben Coffie
Valid Date	03/10/2022
Applicant	Miss Clifford
Agent	Mr Justin Brown

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The application seeks planning permission for a rear dormer which would measure approximately 2m in width, 1.1m in height and 3.1m in depth. The dormer will be designed with 'up and over' roof glazing (stained glass) centred with opening.

1.2 The application would also include the replacement of two small upper floor windows with one window and infilling the brickwork to match existing, replacement of front ground floor windows with double glazed windows to match existing, proposed obscured glazed upper floor windows, five number of new low profile conservation style roof lights aligned with openings. Two at the rear and three at the front.

Site and Surroundings

1.3 The subject site is a terraced property. The site is located within the Muswell Hill conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

1.4 HGY/2017/1638- Erection of ground floor rear extension - Approved

2. Consultation response

2.1 LBH Conservation Officer- no comments received

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. 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 Muswell Hill conservation area;
2. Impact on neighbouring amenity.

Design, appearance and impact on the Muswell Hill 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 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 acceptably 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.

6.6 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. It is recognised that the proposed dormer would not depict the conventional design by reason of its large glazing which would take up its front face and roof however it is not envisaged that it would appear incongruous or intrusive within this site context. Therefore, the proposed dormer would not result in any harm against the character and appearance of the Muswell Hill conservation area.

6.7 The proposed rooflights are considered acceptable, officers do not raise any concerns against the total number as the roof of the host property is wide and would acceptably and proportionally contain the rooflights. Therefore, they would not result in any visual clutter to the detriment of the character and appearance of the host dwelling and the conservation area.

6.8 The proposed window would match the existing windows of the property and other properties within the terrace, the proposed obscured glazed upper floor is also acceptable. Consequently, no harm would arise as a result of the introduction of the proposed window to replace the existing small windows.

6.9 As such, 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

6.10 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.

6.11 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.

6.12 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

6.13 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.

6.14 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

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 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.

- 3 The development hereby approved shall be finished in accordance with material detailed in drawing no. 300-01 unless otherwise agreed in writing by the Local Planning Authority.
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.
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.