

Officer's Report

Application Number	HGY/2022/2780
Type	Full planning permission
Location	16, Southey Road, London, N15 5LH
Proposal	Erection of a rear roof dormer extension with the addition of two velux roof lights to the front roof slope.
Case Officer	Sabelle Adjagboni
Valid Date	26/09/2022
Applicant	Miss Alessandra
Agent	Qarib Nazir

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a rear roof dormer extension with the addition of two Velux roof lights to the front roof slope.

Site and Surroundings

The application site is the first floor flat of a two-storey terrace house. It is not in a conservation area, nor does it have a listed building status.

Although not a popular feature in the neighbourhood, a few properties close to the site have rear dormer extensions.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No response was received following the consultation period on this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 13 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:

1 neutral response was received from a neighbour.

The following issues raised are not material planning considerations:

Civil issues

The comment made was neither in support nor against the proposal. However, they raised concerns regarding the party wall which falls outside of the scope of this application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. 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.

The proposed rear dormer is approximately 3.36m deep, 4.67m wide and 2.60m high and has a volume of approximately 20.40m³ which is less than half the volume of the original roof. Therefore, the proposed rear dormer extension is subordinate to the original house. Additionally, the proposed roof light will not project more than 150mm from the roof slope and all proposed materials will match the existing.

Therefore, the proposed rear dormer by reason of its scale and appearance is considered acceptable.

As such, the proposal is considered in line with the above policies.

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.

The rear dormer extension does not have any side windows and therefore does not create any overlooking. The proposed Juliet balcony is on the rear elevation and would not look into any neighbouring houses as the façade elevation of No. 38 Elizabeth Road which the Juliet balcony would face does not have any windows. Therefore, the proposed dormer extension with a Juliet balcony will not create any material impact on the neighbours but rather simply allow more daylight for the internal room of the house.

Hence, the overall proposal would have an acceptable impact on neighbours in terms of overlooking, daylight and sunlight given its sympathetic design and sensible scale. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

Informatives:

- **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: 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: 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.