

Officer's Report

Application Number	HGY/2022/2637
Type	Full planning permission
Location	29, Alexandra Gardens, London, N10 3RN
Proposal	Formation of a rear dormer and hip to gable extension including the insertion 1X side 2nd floor window, and 2X front rooflights.
Case Officer	Mercy Oruwari
Valid Date	21/09/2022
Applicant	Mss Irida Korsita
Agent	Mr Jawahar Lal Bhasin

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two storey terrace dwelling located on the west side of Alexandra Gardens adjacent to a prominent community/church hall building. The dwelling is split into No 29 on the upper floor accessed by a door on the left side (viewed from the street) and No 31 on the ground floor accessed from the right.

3.2 The area is predominantly residential in character with mainly two storey dwellings however there are varying housing designs. The street has a steep gradient towards Muswell Hill which is evident in the stepped patterns of the roof ridges within the terrace dwellings.

3.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is no previous planning history on this site.

3.4 The proposal includes a hip to gable extension, a wide rear dormer and the installation of roof-lights on the front roof-slope. Within the immediate area there is a precedent for wide rear dormers, and therefore this element of the development will not be out of character. In addition the rear dormer cannot be seen from any public vantage point from Alexandra Gardens. Overall the dormer will be in keeping with the prevailing pattern of development that can be found in this area.

3.5 When considering the hip to gable extension it is acknowledged that the roofs/rooflines on this street do not follow a uniformed pattern, especially on this side of the road.

Although the left side of the host property (No 29/31) on this terrace of 3 mirrors the roofline of No 35, a hip to gable roof would not be out of place for this row of houses. The principle of the hip to gable roof extension is therefore acceptable.

3.6 The proposal as submitted included 2 sets of double height roof-lights on the front of the property. When viewed from the street, this would have appeared as 4 roof-lights, which would have almost span the full height of the roof-slope. This has been reviewed and reduced down to 2x smaller roof-lights and is considered to be a more acceptable size. The reduction of the glazing on the front also results in a less incongruous appearance within the street-scene, and would therefore not have a detrimental impact against the character and appearance of the host dwelling or the surrounding area.

3.7 In regards to any potential loss of privacy the new window opening created on the hip to gable end extension on the second floor would be facing the wall of the community/church hall building. Therefore, there will be no overlooking issues in this direction. In terms of impact at the rear, the site overlooks the rear gardens of the properties along Muswell Hill Place. The rear dormer will not protrude beyond the principal rear elevation. As such, the separation distance between the site and these properties would be maintained so as to not incur any significant loss of privacy to these residents. The proposal is acceptable in amenity terms.

3.8 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of the Haringey Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

- 3 The external materials to be used for the proposed development shall match in colour,

size, shape and texture those of the existing building unless otherwise stated within the approved plans in CONDITION ST05 - Approved Plans - Standard.

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:

- 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
- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.