

Officer's Report

Application Number	HGY/2022/3900
Type	Householder planning permission
Location	56, Beechwood Road, Hornsey, London, N8 7NG
Proposal	Loft conversion comprising of rear dormer roof extension and two rooflights on the side roof slope.
Case Officer	Ben Coffie
Valid Date	26/11/2022
Applicant	Schleicher & Akeroyd
Agent	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposed development comprises a loft conversion comprising of rear dormer roof extension and two rooflights on the side roof slope.

Site and Surroundings

1.2 The application site is a two-storey end of terrace Victorian residential property situated on the south side of Beechwood Road between the junctions with Nightingale Road and N.View Road.

1.3 The site is located within the Campsbourne Cottage Estate Conservation Area and it does not fall under the curtilage of a listed building.

Relevant Planning and Enforcement history

N/A

2. Consultation response

2.1 Conservation Officer- no comments

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised 4 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

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

4.2 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.

4.3 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.

4.4 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.

4.5 The application seeks planning permission for the formation of a roof dormer and the installation of two rooflights on the side roof slope. The scale, height and bulk of the proposed dormer is considered acceptable and would not appear as a disproportionate and obtrusive addition to the rear roof slope. The dormer will be set below the main roof ridge and the side boundary therefore it would represent a subservient feature to the host dwelling.

4.6 The proposed rooflights will be proportionately spread out on the side roof slope and would not clutter the roof slope and create any visual impacts. Due to the site being in a conservation area, a compliance condition will be imposed to ensure that conservation rooflights are installed, should the Local Planning Authority be minded to approve this application.

4.7 The proposed development largely mirrors that of the approved development at no. 58 under application ref: HGY/2020/0993. Consequently, the proposed development in its entirety would not constitute a discordant or out of keeping addition to the rear garden scape or result in any detrimental impacts against the character and appearance of the conservation area.

4.8 As such the proposed development as a whole is in accordance with policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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

4.9 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.

4.10 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.

4.11 Due to the location of the proposed dormer and rooflights above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings, in terms of loss of daylight/sunlight, loss of outlook and an increased sense of enclosure.

4.14 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.15 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.16 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 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.

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.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.