

Officer's Report

Application Number	HGY/2022/4343
Type	Full planning permission
Location	First Floor Flat, 1 Annington Road, Hornsey, London, N2 9NB
Proposal	Addition of a roof extension, internal and external alterations to top floor flat to create a new bedroom and bathroom area and new rear roof terrace.
Case Officer	Ben Coffie
Valid Date	07/12/2022
Applicant	Ms and Mr Sophie Erskine Roberto Robles
Agent	Mr George Omalianakis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

1.1 Addition of a roof extension, internal and external alterations to a top floor flat to create a new bedroom and bathroom area; new rear roof terrace.

1.2 The application is a resubmission of which the applicant seeks planning permission following changes to a recent refusal for the above development.

Site and Surroundings

1.3 The subject site is an end of terrace property located on the south side of Annington Road. The existing dwelling has been split into two flats, one flat occupies the ground floor level, and the application flat occupies the upper floor levels. The site is not located within conservation area and does not fall within the curtilage of a listed building.

1.4 The site is not within a conservation area, however its side is situated on Fortis Green Avenue which partly form part of Fortis Green Conservation area, therefore the site can be viewed from the conservation area. It does not affect the setting of any other listed building/structure.

Relevant Planning and Enforcement history

HGY/2022/2120- Addition of a roof extension, internal and external alterations to a top floor flat to create a new bedroom and bathroom area; new rear roof terrace.

2. Consultation response

2.1 N/A

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way 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: 1

Supporting: 0

3.2 The objector raises concerns with regards to the proposed terrace, in that it would is not in keeping with the area and result in the increase of noise which could be heard from the street.

4 MATERIAL PLANNING CONSIDERATIONS

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

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

Design and impact on the 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 The site is not in a conservation area however given its close proximity to the Fort Fortis Green conservation and the fact that the site can be viewed from the north of Fortis Green Avenue which falls in the conservation area, Officers take the view that it is necessary to engage policies affecting designated or non-designated heritage assets.

4.4 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.

4.5 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.

4.6 The application property is characterised by a hipped roof and a parapet wall to the side. Dormer extensions coupled with rear outriggers often change the original roof design significantly and creates a top-heavy appearance. Given the property is an end of terrace dwelling, it is highly

visible from Fortis Green Avenue. Therefore, any roof addition must have a sympathetic nature, being set in from the sides, eaves and ridge to avoid an over dominant effect.

4.7 Unlike the previously refused proposal under application ref: HGY/2022/2119 the proposed roof dormer would be set from the eaves, the roof ridge and the side parapet of the property, it would be attached to the existing box dormer above the outrigger which appears to be part of the original feature of the property however it would not be visible from the front or the side of the property. A new roof terrace is also proposed above the outrigger which would be accessible from the existing box dormer.

4.8 The proposed roof dormer will allow adequate separation from the side parapet, eaves and ridge therefore it will not represent a dominant and intrusive addition to the rear roof slope. The current proposal will omit the further increase of the side parapet, therefore mitigating previous concerns which were raised.

4.9 The proposed roof terrace would take up the whole of the outrigger and would introduce a 1.3m privacy screening along the side. Officers acknowledge the concerns highlighted in the objection however ever it is not envisaged that the proposed terrace element would create a dominant and unsympathetic appearance, moreover the screening has been changed from translucent glazing to black metal railings so as to mitigate its dominant and intrusive appearance. Therefore the proposed terrace would not result in any material harm against the character and appearance of the area.

4.10 Consequently, the additional dormer and roof terrace would not constitute an overbearing scale, height and bulk which is uncharacteristic, incongruous and detrimental to the character and appearance of the host property or the surrounding area and adjacent conservation area.

4.11 Two rooflights are proposed to the front roof slope which are considered acceptable in size and would not create a visual clutter. Therefore, the proposed rooflights are not considered to harm the streetscene nor would it have a detrimental impact on the character and appearance of the host dwelling or the surrounding area.

4.12 As such the proposed development in its entirety is considered acceptable and compliant with Policy D6 of the London Plan (2021) and policy DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

Impact on neighbouring amenity

4.13 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.

4.14 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.

4.15 Due to the location of the proposed dormer and rooflights above the roof slope, it is not envisaged that there would any adverse impact on the amenity of neighbouring dwellings.

4.16 External terraces play an import role in providing outside amenity to residents. However, the provision of an external terrace must be balanced against the impacts on neighbouring properties in terms of privacy, and noise and disturbance.

4.17 Officers acknowledge concerns raised with regards of increased noise in the objection received, however the proposed terrace would serve a family unit, and given its location, it is acceptable in respect of the potential for undue noise and disturbance. Equally the proposed privacy screening would not have any impact against neighbouring sites in terms of loss of daylight/sunlight, loss of outlook or an increased sense of enclosure but rather mitigate potential privacy concerns against the occupiers of the end of terrace property at no.10 Fortis Green Avenue as this dwelling has three side windows which face the proposed location of the terrace. These windows appear to be ether to non habitable rooms or to non-critical habitable rooms. This properties principle habitable spaces have windows facing to the front and rear and are unaffected by the proposed terrace.

4.18 As such, due to the above considerations the proposed development would not inflict any adverse impact on 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

5.19 The proposal is considered acceptable to the host property and due and would not harm the adjacent Fortis Green conservation.

5.20 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.

Informatives:

- INFORMATIVE: The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or 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.
- 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.