

Officer's Report

Application Number	HGY/2022/3993
Type	Full planning permission
Location	First Floor Flat, 61 The Avenue, Hornsey, London, N10 2QG
Proposal	Loft conversion with rear and side dormers
Case Officer	Ben Coffie
Valid Date	08/12/2022
Applicant	Eftychia Triantafyllidou
Agent	Mrs Johanna Ahrberg Jackson

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

1.1 The application proposes a roof extension with a side and rear dormer. The roof extension would result in the increase of the rear roof in line with the roof ridge. One rooflight is proposed on the western slope of the roof.

Site and Surroundings

1.3 The subject site is a two storey mid terrace dwelling located on the south-western side of The Avenue. The property is currently in use as a dwelling house and the surrounding area is predominantly residential in nature. The property is not a Listed Building however the site falls within the Vallance Road Conservation Area.

Relevant Planning and Enforcement history

· HGY/1989/0558- Erection of rear conservatory including window in flank elevation and extension at lower ground floor level including erection of 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: 0

Supporting: 0

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 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.

4.6 The site is located within the Vallance Road Conservation Area for which there is no adopted appraisal or management plan.

4.5 The proposed side dormer would be approximately 3 metres wide, 2.4 metres high and 5.8 metres deep. The side extension would be set down from the main ridge and set back from the eaves. It is noted that a number of neighbouring properties benefit from side dormer additions and that a variety of altered roof forms can be found along the road and in the immediate area. The proposed addition would be of an appropriate scale and form and is acceptable in design terms.

4.6 The proposed dormer would measure approximately 5.47 metres in width, 2.47 metre in height and 2.54 metres deep. The proposed rear dormer will allow adequate separation from the side parapet, eaves and ridge therefore it will represent a proportionate addition to the rear roof slope. Due to its location at the rear, it would not be visible from the street scene.

4.7 Consequently, the dormer extensions 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.

4.8 One rooflight is proposed on the western slope of the front gable roof, it is acceptable in size and would be fitted flush to the roof. Therefore, the proposed rooflight is 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..9 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

4.10 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.

4.11 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.

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

4.13 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

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

4.15 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 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 indicated otherwise on the approved plans.

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.
- **INFORMATIVE: Hours of Construction Work**
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.