

Officer's Report

Application Number	HGY/2022/4224
Type	Householder planning permission
Location	16 Eastern Road, Wood Green, London, N22 7DD
Proposal	Extend the length of an existing rear roof dormer to increase the bedroom size.
Case Officer	Oskar Gregersen
Valid Date	25/11/2022
Applicant	Mr Christopher Orchard
Agent	Ella Wright

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the extension of an existing outrigger extension by 3.9m to a total of 6.98m.

Site and Surroundings

The application site is an attractive two-storey residential dwellinghouse, located nearby to the North East of Alexandra Palace station. The subject site is not located within any conservation area, nor is it locally listed.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2022/1482 - Extend the length of an existing rear roof dormer to increase the bedroom size - Refused

HGY/2022/1481 - Certificate of lawfulness for a proposed side return extension measuring 4.1m deep and 3m high. Permission not required

HGY/2022/0421 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m - Prior Approval Not Required

HGY/2016/3833 - Erection of ground floor rear extension. - Grant permission

HGY/2016/2918 - Erection of ground floor rear extension. - Refused

HGY/2015/3184 - Erection of ground floor rear extension - Refused

2. CONSULTATION RESPONSE

No responses below were received following consultation on the application.

3. 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 proposal seeks to add an additional 3.9m to an existing outrigger roof extension, which would cover the majority of the outrigger totalling 6.9m in depth. In its current form it is deemed that the proposal would be an incongruent addition to both the host property and surrounding area.

Officers note that this application is very similar to a previously refused application (HGY/2022/1482). The difference with this application lies in a small decrease in height of the proposed outrigger dormer compared to the previous proposal. It is deemed that this change is not sufficient to warrant a differing decision from the previous application.

The proposed roof extension because of its additional bulk and overall scale in relation to the property and the wider terrace in which it is located, would introduce a discordant and over dominant feature to the rear elevations of the building detracting from the character and appearance of the area.

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.

With respect to neighbouring amenity, the additional bulk added to the rear of the property is deemed excessive. The LPA view that the roof extension would appear overbearing and be an unneighbourly form of development.

Conclusion

The proposal is considered unacceptable in design and amenity terms.

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

4 . RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The proposed roof extension, by reason of its excessive bulk and overall scale in relation to the property and the wider terrace in which it is located, would introduce a discordant and over dominant feature to the rear elevations of the building detracting from the character and appearance of the area and detrimental to local visual amenity contrary to DPD Policies DM1 and DM12, and Local Plan Policy SP11.

The proposed extension by reason of its size, bulk and would create an increased sense of enclosure to the neighbouring property and would appear as an overbearing and unneighbourly form of development harmful to neighbouring amenity contrary to Local Plan Policies DM1 and DM12.