

Officer's Report

Application Number	HGY/2022/4479
Type	Full planning permission
Location	First Floor Flat, 87 Seymour Road, Hornsey, London, N8 0BH
Proposal	Rear dormer with roof terrace and rooflights on front slope
Case Officer	Daniel Kwasi
Valid Date	19/12/2022
Applicant	Ms Faye Gordan
Agent	Mr Syed Waseem

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

The application proposes a roof extension with a rear dormer and roof terrace on the flat roof of the outrigger, and rooflights on the front slope of the main roof. It would provide a third bedroom for the existing first floor level flat, therefore creating a two storey flat. The rear dormer would be set below the ridge, above the eaves, and between flank wall elevations. The materials used would match the host dwelling. The front rooflight would not project more than 150mm beyond the roof slope.

The proposed terrace would be 2.6m wide and 3.5m in depth, which would be half the length of the outrigger. It would be enclosed by a 1.7m high privacy screen along the sides and rear edge. The flooring would comprise of composite decking.

Site and Surroundings

The application site is located on the north side of Seymour Road and two houses to the east of Harringay Passage Public Right of Way. The site is a self-contained flat in subdivided dwellinghouse. The site is not a listed building nor does it fall within a conservation area.

The neighbouring properties, such as no.89, have either been subdivided into self-contained flats or have added rear dormers and rooflights.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 20 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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design and appearance
- 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.

Rear Dormer and Front Rooflights

The height of the rear dormer would be lower than the ridge, the width would not go beyond the flank walls, and the depth would not go beyond the eaves. Being at the rear, the dormer would not be visible on the street scene and so it would not be incongruous. The scale of the rooflights would not over-dominate the front roof slope and is in keeping with the pattern of development in the area. The form and scale of the rear dormer and front rooflights would appear proportionate and subordinate to the host dwelling and therefore is considered to be acceptable.

Roof Terrace

The proposed roof terrace would be setback from the edges of the outrigger. It would comprise 1.7m high privacy screen along the edges to prevent overlooking. The roof terrace would be half the depth of the outrigger at 3.5m and so it is considered to be proportionate and subordinate to the host building.

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.

Rear Dormer and Front Rooflights

The rear dormer would not have side windows that look into the neighbouring properties and so they would not impact on their privacy. The scale of development would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property.

Roof Terrace

The privacy screen along the side facing no.85 would prevent overlooking into their rear window. The roof terrace is half the depth of the outrigger and so it is pulled back from the rear elevation of outrigger to prevent overlooking into the rear gardens at Hewitt Road. Given the setting and the position of the terrace and its relationship with rear neighbouring properties, it is considered that there would be no unacceptable overlooking or loss of privacy.

Conclusion

The proposal is considered acceptable and would be in keeping with the character and appearance of other dwellings in the area and would not impact on the neighbouring amenity.

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.

RECOMMENDATION

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.

Informatives:

- **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.
- **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.