

Officer's Report

Application Number	HGY/2022/4482
Type	Householder planning permission
Location	41 Queens Avenue, Hornsey, London, N10 3PE
Proposal	Formation of two rear dormer windows, installation of three rooflights to front roofslope and one side rooflight.
Case Officer	Daniel Kwasi
Valid Date	20/12/2022
Applicant	ConForm Architects
Agent	- ConForm Architects

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation was received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- Loss of Privacy (Officer Comment: The distance between the site and the neighbours property is over 40m to the rear. It also appears that there are trees in the sightline, so it is possible that these trees would obstruct the view and mitigate any overlooking.)

REASONS FOR GRANTING PERMISSION

The subject site is a large semi-detached dwelling. The site is located within Muswell Hill conservation area and is within a group of dwellings that are locally listed.

The planning history of the site has been taken into account when coming to this decision.

The neighbouring properties a few doors to the west at nos.45 and 47 have two large dormers. There are other large roof extensions in the vicinity but they do not appear to have planning permission.

The two dormer windows would be similarly aligned to those at nos.45 and 47. They would not be higher than the ridge or extend beyond the eaves of the main roof. There would also be no terrace associated with either dormer. They are considered to be reasonably designed and of an appearance that would be in-keeping with the character of the area.

There would be 3 rooflights to the front roofslope, which is less than the amount approved at no.45 under HGY/2020/1099. They are also evenly spaced and align with the existing windows on the first floor level front elevation. The rooflights appear to be small in a large roofscape and so they will not appear over-dominant. Given the large number of rooflights and front dormers, these are considered to be in-keeping with the wider character.

They two rear dormers would not be higher the ridge or extend beyond the ridge of the roof, and so the the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties on either side, and at the rear on Princes Avenue. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.