

Officer's Report

Application Number	HGY/2022/3908
Type	Full planning permission
Location	First Floor Flat, 25 Grasmere Road, Hornsey, London, N10 2DH
Proposal	Construction of rear & outrigger dormer extensions to facilitate Loft Conversion to a flat, with associated rooflights.
Case Officer	Mercy Oruwari
Valid Date	30/11/2022
Applicant	Ms Kate Conneely
Agent	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

- 26 Windermere Road: Objection - Will cause overlooking and loss of privacy.

REASONS FOR GRANTING PERMISSION

The application site is a two storey mid-terraced property located on the south-western side of Grasmere Road. The site is located within the Muswell Hill conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2020/0204 - Construction of a rear dormer roof extension to facilitate conversion of loft to habitable space. Granted

Permission is sought for a roof extension over the outrigger, which would be in addition to the original approved dormer on the main rear roof-slope. There are other recently approved L shaped dormers on this side of the road including Nos 27, 31 and 37, therefore the proposed roof extension will not be out of character amongst this row of terraces. The structure will be significantly set up from the eaves and would project over less than half of the depth of the outrigger. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

The roof extension would largely be screened from rear garden views as it is set back and up on the existing two storey rear outrigger at the site. As such, the proposal is considered to have an acceptable impact on the character and appearance of the host property and would preserve the character and appearance of the conservation area, in accordance with the aforementioned policies.

Concerns have been raised in regards to overlooking and loss of privacy issues. The proposed rear dormer would be approximately over 15 metres from the rear boundary line. Due to this distance and the fact rear dormers are a common feature along this stretch of Grasmere Road,

and that the existing first floor window at the end of the outrigger facing the rear gardens of Windermere is closer to the neighbouring properties to the rear, the proposal would not introduce any additional overlooking above what already occurs. It is noted that the dormer over the outrigger will house a bathroom, there is no window in the end face of that room and the side window facing 23 Grasmere Road will be conditioned to be fixed shut and obscurely glazed.

The proposal is therefore considered acceptable in terms of neighbouring amenity.

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.

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.

- 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 otherwise stated within the approved plans in CONDITION ST05 - Approved Plans - Standard.

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.

- 4 Prior to the first use of the extension hereby approved, the first floor side window in the dormer extension shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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: 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: 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.