

Officer's Report

Application Number	HGY/2022/2773
Type	Full planning permission
Location	97, Alexandra Park Road, London, N10 2DP
Proposal	Proposed repurposing of an existing garage into a garden room with pitched roof
Case Officer	Kwaku Bossman-Gyamera
Valid Date	29/09/2022
Applicant	Mr Jonathan Dawes
Agent	Jonathan Dawes

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the replacement of flat roof on existing garage with a dual pitched roof.

The garage is just over 7.5 metres long, 6.8 metres wide and 2.5 metres to the flat roof. The new pitched roof would be 3.5 metres to the ridge and 2.5 metres to the eaves. Materials would be standing seam metal clad roof.

Site and Surroundings

The subject site is a two storey mid terrace property situated on the northern side of Alexandra Park Road. The property has existing single storey rear extension and loft conversion with rear dormer, including large rear outbuilding the subject of this application. The surrounding area is wholly residential in character.

The site is located within Vallance conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

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

- HGY/2021/2552 - GRANTED 06/10/2021 - Proposed repurposing of an existing garage into a garden room connected to the main house via an enclosed link.
- HGY/2017/2107 - REF 22/08/2017 Creation of new cross over, new permeable driveway, installation of rotating turntable and erection of brick wall to front boundary. (Application was subsequently allowed in appeal).

- HGY/2017/0228 - REF 16/03/2017 Creation of new cross over, new permeable driveway, installation of rotating turntable and erection of brick wall to front boundary.

There is no enforcement planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 4 letters. No representations received from neighbours, local groups, in response to notification and publicity of the application .

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on the character and appearance of the conservation area;
4. Impact on neighbouring amenity;

Principle of development

London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The principle of enlarging the existing dwellinghouse to rear of this property with alterations to the roof is acceptable, subject to it having a good design, being subordinate in scale to the existing building and it is having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers.

The additional height and bulk of the proposed new roof over an already large but low profile outbuilding would create an overly large and obtrusive structure, that would have an incongruous and overbearing appearance, out of keep with the pattern of development in the area, to the detriment of local visual amenity and harmful to the character and appearance of the conservation area.

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 increase in height, size, and scale of the outbuilding contribute to the outbuilding appearing out of character with its surroundings. Outbuildings are not characteristically the most dominant features of the locality, neither are they characteristically of such a large footprint. The proposal would add further bulk to already existing large unsympathetic outbuilding and the as such the

proposed pitched over would be a substantial garden building with foot print bigger than host property. Its scale and massing would be that of a small bungalow.

The proposed roof form would add height to the later addition and would be visible from particular locations in the surrounding area. This would add to the prominence and visual importance of this part of the building and result in it starting to develop a more dominant relationship with the original building. The proposal would detract from the existing architectural composition of the building with its subservient and hidden roof and thereby detract from the special architectural interest of the rear buildings within the locality.

The existing modest scale flat roof of the outbuilding building is a feature of its original design and an historical design approach appropriate to the age of the surrounding buildings. The introduction of a more strident roof form projecting above the eaves level would disrupt that existing flat roof appearance and thereby result in an unbalanced appearance adjoining extensions and would exert on the existing outbuilding building.

From the adjoining properties the proposed outbuilding with a new pitched roof would appear out of scale with the domestic sheds and outbuildings in the neighbouring gardens. Furthermore, the additional height would sit uneasily with the more traditional flat roof form of modest structures. As a result the proposed new pitched roof would have a significant adverse effect on the character and appearance of the surrounding area, contrary to the objectives of Policies DM1 and DM12 of the adopted DPD 2017.

Impact on the character and appearance of the conservation area

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.

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.

When considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Case law has held that the desirability of preserving or enhancing the character or appearance of a conservation area must be given "considerable importance and weight".

In terms of the surrounding context, there are consistent roof form to the rear of these properties along these row of terrace. Most of the rear outbuilding being of a flat roof design. Therefore, the change from a flat roof form to a pitched roof is considered unacceptable in design and heritage terms and would materially harm the appearance and character of the Vallance conservation area.

Introducing a high pitched roof over the existing outbuilding is considered unacceptable. As such the proposed new roof would wholly change the character and appearance of the existing building

when viewed from the rear gardens of the properties fronting Alexandra Park Road and. The existing roof form part of a clean, modest flat roof arrangement, in this section of rear garden. The replacement of which with higher pitched roof details would harmfully break this continuity. Although set away from the sides, rather than being subservient, the proposed new roof would dominate this part of the roof. This would be at harmful odds with the existing building and detract from the setting of the Conservation Area, as the building would appear more residential in appearance than reflecting the historic use of the site.

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.

The outbuilding is sited approximately 6.5m within the site of the host property. In light of this distance, the additional height would appear unacceptable in appearance and character terms. It is of a sufficient scale to be overly obtrusive or appear dominating or overbearing from the window or garden of host property and the immediate adjoining neighbours sufficient to cause material harm to residents living condition in respect of outlook.

Conclusion

The proposal is considered not acceptable and as such the new roof over the existing outbuilding, by reason of its design, appearance, would be an intrusive, dominant feature and unduly prominent addition in the street scene, out of scale and character with this and neighbouring buildings, as well as having an adverse effect on the visual amenities of the locality. Proposal would detract from its surroundings failing to preserve or enhance the character and appearance the Conservation Area contrary to policies DM1, DM9, DM12 of the Development Management, Development Plan Document (2017), policies SP11 and SP12 of Haringey Local Plan (2017) and Policy D6 of the London Plan 2021.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The proposed new roof by reason of its height, overall scale and bulk would create an overly large and obtrusive structure, that would have an incongruous and overbearing appearance, out of keeping with the pattern of development in the area, detrimental to local visual amenity and harmful to the character and appearance of the Vallance Road conservation area, contrary to policies DM1, DM9, DM12 of the Development Management, Development Plan Document (2017), policies SP11 and SP12 of Haringey Local Plan (2017) and Policy D6 of the London Plan 2021.