

Officer's Report

Application Number	HGY/2022/4400
Type	Householder planning permission
Location	Flat B, 176 Victoria Road, Wood Green, London, N22 7XQ
Proposal	Rear dormer roof extension with private roof terrace to flat.
Case Officer	Daniel Kwasi
Valid Date	13/12/2022
Applicant	Ms Pauline Wise
Agent	Mr Richard Gill

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

The application proposes a roof extension with a small rear dormer and roof terrace on the flat roof of the outrigger. The size of the rear dormer would only accommodate a door to access the proposed roof terrace, and therefore the rear dormer would be narrow.

The roof extension would result in the replacement an existing rooflight.

Site and Surroundings

The subject site is a flat on the first and loft floor levels in a subdivided mid terrace dwelling. It is located on the south-western side of Victoria Road. The surrounding area is predominantly residential in nature whereby some of the properties have been subdivided into self-contained flats, some of which have roof terraces above the rear outrigger but appear to have no planning permission. The property is not a listed building nor does it fall within a conservation area.

Relevant Planning and Enforcement history

PRE/2017/0153 - Roof terrace-Loft conversion – Pre-app response sent on 19/06/2017 – A modest terrace with obscure screening may be acceptable.

HGY/2003/0131 - Installation of rooflight to facilitate use of loft space as a habitable room – Granted permission on 07/03/2003

MATERIAL PLANNING CONSIDERATIONS

- 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

The proposed rear dormer would be set below the ridge and above the eaves of the main roof, and so it would appear subordinate to the main roof. Its location at the rear would mean that it would not be visible from the street scene, so it would not appear incongruous and detrimental to the character and appearance of the host property or the surrounding area.

Roof Terrace

The proposed roof terrace would be setback from the edges of the outrigger. It would comprise 1.8m high privacy screen along the boundary with no.178 to prevent overlooking into their rear dormer window. The amended plans show that the roof terrace would be set back from the edge of the outrigger 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

The proposed rear dormer would not have any side windows that look into the neighbouring properties, and therefore there would be a loss of privacy to the neighbouring properties. 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 property.

Roof Terrace

It is noted that one representation have been received in respect of noise and and overlooking in connection with the roof terrace. In respect of noise generated through the use of the proposed terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The terrace area would be for private use and would be limited by weather conditions. Equally, it is noted the roof terrace are part of the character of the area.

In terms of overlooking the amended drawings show that the privacy screen along the side facing no.178 would prevent overlooking into their rear window. The roof terrace has pulled back from the rear elevation the outrigger to prevent overlooking into the rear gardens of Clifton 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.
- 3 The obscure glazed privacy screen as shown in the approved plans shall be installed prior to the first use of the roof terrace and retained as such thereafter in perpetuity, unless otherwise agreed in writing by the Planning Authority.

Reason: In order to safeguard the 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.

Informatives:

- **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.
- **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.

