

Officer's Report

Application Number	HGY/2022/4204
Type	Householder planning permission
Location	57 Burgoyne Road, Hornsey, London, N4 1AB
Proposal	Alterations to the side of the mansard roof of the outrigger to facilitate the enlargement of the 2nd floor bedroom.
Case Officer	Ben Coffie
Valid Date	09/01/2023
Applicant	Billie Chan
Agent	John McNally

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This application is for the alterations to the side of the mansard roof of the outrigger to facilitate the enlargement of the 2nd floor bedroom.

Site and Surroundings

1.2 The subject site is a three-storey mid-terrace property is situated on southern side of Burgoyne Road. The property is characterised by a front bay window with front gable and has a three storey outrigger with a mansard roof. The surrounding area is wholly residential in character.

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

Relevant Planning and Enforcement history

1.4 HGY/2022/4203- Certificate of Lawfulness for proposed rear dormer extension

2. Consultation response

2.1 No internal consultation took place.

3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters sent to neighbouring sites. One representations has been received supporting the proposal.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design, appearance and impact on the area.

6.2 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.

6.3 The rear of the properties is characterised by outrigger extensions which form part of the original design of the terrace. However, in the case of nos. 45 – 65, the outriggers are three storey with their roof being shared mansard roofs.

6.4 The proposal would result in the slight enlargement of the eastern side of the mansard roof. Whilst this would change the design of the roof it is considered minimal and would not harm the character and appearance of the host dwelling or the area in general. This change would have no impact on the streetscene as it is located at the rear of the site and it would not represent an incongruous alteration when viewed from the rear garden area.

6.5 Consequently, proposed development as a whole is in general accordance with Policies DM1 of the Development Management, Development Plan Document 2017, and policy SP11 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.

Impact on neighbouring amenity

6.6 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.

6.7 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.

6.8 With the exception of nos 59 and 59a the proposed development would not cause any impact on other neighbouring sites due to the works being proposed on the eastern part of the roof however it is considered to be a minor roof alteration which would not result in a significant increase to the detriment of the amenity of neighbouring sites. It is noted that there would be no installation of any additional side window therefore it is not envisaged that there would be any impact of loss of privacy above what is currently experienced from the existing side window which is an original feature of the rear outriggers.

6.9 As such the proposed development would not result in any adverse impact against the amenity of the any adjoining occupier in terms of loss of daylight/sunlight, loss of outlook, an increased sense of enclosure and loss of privacy.

Conclusion

6.10 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property, surrounding conservation area and upon the residential amenity of neighbouring occupiers.

6.11 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.

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.

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.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The construction works of the development hereby granted shall not be carried out before 0900 hours or after 1800 hours Monday to Friday or before 0900 hours or after 1300 hours on Saturday and not at all on Sundays or 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.