

Officer's Report

Application Number	HGY/2022/4447
Type	Householder planning permission
Location	25 Alexandra Gardens, Hornsey, London, N10 3RN
Proposal	Revision to planning approval ref: HGY/2022/1998, to reduce size of rear facing window, raising parapet wall to allow for roof insulation. Original description "Change of roof form, including L-Shaped dormer and raising of ridge to allow for a loft conversion with front facing roof lights."
Case Officer	Ben Coffie
Valid Date	09/01/2023
Applicant	Mr Alec Chung
Agent	Mr Ross Slater

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application proposes a revision to planning approval ref: HGY/2022/1998, to reduce size of rear facing window of the approved dormer and raising a parapet wall of the existing two storey outrigger to allow for roof insulation.

The proposed parapet wall will be raised by 545mm, and the approved full height openable side hung window fixed below 1.1m will be replaced by smaller casement window.

Site and Surroundings

The application site is a two storey terrace dwelling located on the west side of Alexandra Gardens. The dwelling is characterised by a two storey bay window feature and is finished in red brick.

The area is predominantly residential in character with mainly two storey dwellings however there are varying housing designs. The street has a steep gradient towards Muswell Hill which is evident in the stepped patterns of the roof ridges within the terrace dwellings.

The site is not within a conservation area and the is not a listed building.

Relevant Planning and Enforcement history

HGY/2022/1998- Change of roof form, including L-Shaped dormer and raising of ridge to allow for a loft conversion with front facing roof lights.

Consultation response

No consultation

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters sent to neighbouring residents. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the area;
2. Impact on neighbouring amenity.

Design and character and appearance of the area.

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 D3.

DM Policy (2017) 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 buildings, including external features such as chimneys, and porches. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality.

The proposed raising of the roof ridge and change of window are considered minor changes to the approved proposal which would not have a detrimental impact against the character and appearance of the host dwelling or the surrounding area.

As such the proposal is compliant with the aims and objectives of 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

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 residents.

Due to the location of the proposed parapet wall and due to its moderate height, it is not envisaged that there would be any adverse impact against the amenity of neighbouring dwellings. Equally the proposed change of window would not have any adverse amenity impacts.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable and would not have a detrimental impact upon the character and appearance of the host property and surrounding 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. 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 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.