

Officer's Report

Application Number	HGY/2023/0086
Type	Householder planning permission
Location	34 Birchwood Avenue, Hornsey, London, N10 3BE
Proposal	Demolition of existing rear dormer and replacement with larger rear dormer extension and the addition of two new rooflights to the front roof slope.
Case Officer	Oskar Gregersen
Valid Date	11/01/2023
Applicant	Mr Levene
Agent	Chelsie Malin

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a semi-detached two storey dwellinghouse, set back from the street by a small front garden. The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the replacement of an existing 3m x 3.9m x 1.65m dormer on the rear roof slope with one of larger footprint and scale. The proposed new dormer would be 4.36m high, and 6.57m wide by 2.57m tall. The replacement dormer would feature a recessed window that would leave more of the roof slope visible.

2.4 The proposed new dormer would be finished in light zinc and timber, which would contrast the masonry of the host dwellinghouse, however the scale of the proposal would appear sub-ordinate and therefore this contrast would not appear dominant. As such, the character of the host dwelling and surrounding area would be protected.

2.5 Officers note that whilst this is a large increase in size compared to the existing, the inset window helps to create a border of roofing around the dormer when viewed from the rear elevation that helps to position the proposed extension as a complimentary feature to the host dwelling.

2.6 Additionally, Officers note that in the surrounding area, on Fortismere Avenue, Grand Avenue, and Firs Avenue there are examples of full width rear dormer extensions that appear larger and more dominant than the proposed dormer in this application.

2.7 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.8 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. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 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.

2.10 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.11 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.

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: 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.