

Officer's Report

Application Number	HGY/2022/4035
Type	Householder planning permission
Location	Flat B, 29 Falkland Road, Hornsey, London, N8 0NS
Proposal	Formation of roof extension over the outrigger to create a L shaped dormer.
Case Officer	Mercy Oruwari
Valid Date	07/11/2022
Applicant	Mr Panos Haberis
Agent	mr Cos Ioannou

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1. The accumulative effect of the additional extension combined with the existing extension would represent an unacceptable overdevelopment of the site contrary to policy D6 of the London Plan (2021), policy SP11 of Haringey's Local Plan (2017), policies DM1 and DM12 of the Haringey Development Management DPD (2017)
2. The proposal does not provide a functional internal layout in accordance to the number of bedrooms and/or there is no provision of outdoor amenity space contrary to London Plan Policy D6 D6 of the London Plan (2021).

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the enlargement of the existing roof extension over the outrigger to form a L shaped dormer.

Site and Surroundings

The application site is upper floor flat of a two storey mid-terraced property located on Falkland Road close to the North Haringay Primary School. The ground floor has been enlarged at the rear with a very deep rear extension, which wraps around infills the side return, with a small gap retained between the boundary and the structure. The ground floor extension does not have formal planning permission but does appear to be an aged development as it was included in the 2006 plans. The host flat previously had approval for a full width dormer within the main roof-slope. 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

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

- HGY/2016/0870 - Erection of rear dormer roof extension and installation of three roof lights to front roof slope. Granted
- HGY/2015/1126 - Loft conversion with rear dormer extension, roof lights to front roof slope. Refused
- HGY/2006/0527 - Use of property as two self- contained flats. Granted

CONSULTATION RESPONSE

There were no internal or external comments sought.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. 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: 1

Objecting: 1

Supporting: 0

The following issues were raised in representations:

- The property is being rented out to various tenants. An additional room will increase overcrowding issues including parking and traffic problems (Officer Comment: The application can only be assessed with the information provided. If the property/flat is being used in any other way than the lawful use this will need to be dealt with by the Enforcement team within Planning)
- Loss of natural light (Officer Comment: The size of the dormer would not add significant bulk or mass to the upper storey of the house. Any additional loss of light or overshadowing is likely to be minimal).
- The additional Juliet balcony will further increase the loss of privacy both within the neighbouring property and for the external space (Officer Comment: There are several dormers on this row of houses with rear facing windows. As it is a Juliette balcony with no access to an outside platform the degree of overlooking would be equivalent to most upper floor or dormer windows).
- Noise and disturbance from the social activities of the occupants (Officer Comment: This is not a material planning consideration as this is covered by a different legislation in relation to noise and nuisance. This would have to be addressed with the relevant team within Haringey).
- Change to the character and appearance from the original building (Officer Comment: This will be addressed within the report in the section covering Design and appearance).
- Dust and noise during construction (Officer Comment: Any construction would be on a temporary basis and is therefore not a material planning consideration. However, informatives are applied to limit the hours for works. Anything beyond this is covered by a different legislation in relation to noise, nuisance and other environmental issues. This would have to be addressed with the relevant team within Haringey)
- Increased subsidence issues (Officer Comment: This issue is not a material planning consideration as this is covered by different legislation. This would have to be addressed by the Building Control team within Haringey)

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Standard and quality of residential accommodation;
3. 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.

Permission is sought for a roof extension over the outrigger, which would be in addition to the original approved dormer on the main rear roof-slope. The previous application HGY/2015/1126 was partially refused based on there being no other examples of extensions over this type of outrigger roof on the street. This is no longer the case as there are several examples and therefore it would not be out of character on this row of terraces. Although the general principle of the L shaped dormer would be acceptable, combined with the large single storey rear extension, as stated in the application HGY/2015/1126 this would add significant bulk to the design of the property. The ground floor flat may be a separate unit however, the accumulative scale of all the extensions would make the site appear over developed.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The extension over the outrigger would be to accommodate an additional 4th bedroom. Given the size of the proposed unit overall no additional internal communal space is being provided. Also as existing there is already a lack of external amenity space. The proposed enlargement of the unit would indicate a further exacerbation of the impacts regarding the quality of accommodation, which would not be acceptable in regards to the issues mentioned above.

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.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the Juliette balcony would not be significant enough to warrant refusal of the application. The proposal is therefore acceptable in amenity terms

Conclusion

The proposal is considered not acceptable

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 for the following reason(s)

Refusal Reasons:

- 1) The accumulative effect of the additional extension combined with existing extensions would appear result in an overly cluttered, awkward and uncomplimentary form of development, failing to achieve the necessary level of subordination and resulting in an unacceptable overdevelopment of the site contrary to policy D6 of the London Plan (2021), policy SP11 of Haringey's Local Plan (2017), policies DM1 and DM12 of the Haringey Development Management DPD (2017).
- 2) The proposal does not provide a functional internal layout for a residential unit of the size proposed, and fails to provide any outdoor amenity space, resulting in a substandard living environment contrary to London Plan Policy D6 of the London Plan (2021).