

Officer's Report

Application Number	HGY/2022/2750
Type	Full planning permission
Location	29, Lanchester Road, London, N6 4SX
Proposal	Proposed conversion of garage into a habitable space with the garage door replaced with a large window, a single storey rear extension, modification to rear dormer, change of rear first floor windows, 15 photovoltaic panels on the side and rear roof slope, 1 front rooflight and 3 side rooflights and erection of new outbuilding to the rear.
Case Officer	Ben Coffie
Valid Date	26/09/2022
Applicant	Mr Simon Toplis
Agent	Mr Simon Toplis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Proposed conversion of garage into a habitable space with the garage door replaced with a large window, a first floor bay window, modification of existing roof to form a hip-to gable roof, enlargement of existing front dormer, a single storey rear extension, a first floor rear extension and rear out building.

The proposed development initially consisted of a first floor bay window, modification of the existing roof to form a hip-to gable roof, enlargement of existing front dormer, a part first floor/part roof extension which conjoined with the existing rear dormer. However, changes have been made to the proposal to omit these elements therefore planning permission is sought for the below:

- Proposed conversion of garage into a habitable space with the garage door replaced with a large window.
- Modification to existing rear dormer to incorporate a top hung window
- Replacement of rear 1st floor windows for a bifold window and two small obscured glazed windows.
- a single storey rear extension
- and rear out building.

Whilst its not mentioned in the application, the proposal also includes 15 photovoltaic panels on the rear and side of the roof and 4 rooflights.

Site and Surroundings

The application site is an end dwelling located on the south of Lanchester Road. The site was originally an adjoining pair of the semi-detached dwelling however modified to form two separate dwellings no's 29 and 29a. The dwelling is characterised by brick and part render finish and has a

hipped roof design. The site benefits from previous enlargements mainly at roof level being front and rear dormers.

The area is pre-dominantly residential in character within varying housing typology. However, to the west of the site is a Hettridge Court care accommodation managed by Anchor and to the south is located the Highgate Tube Depot and the London Underground Test Facility.

The site is not within a conservation area neither is it a Listed Building.

Relevant Planning and Enforcement history

N/A

LOCAL REPRESENTATIONS

The application has been publicised 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: 34

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 conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation 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 D6.

The application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

Works to the rear

Single storey rear extension

The proposed single storey rear extension will be L-shaped, and will measure 3.7m in depth with a height of 3.4m along the shared boundary with no.29a, however will measure approximately 6.3m in maximum depth on the western boundary and will be set down to a height of 2.5m. The rear extension will be clad with timber.

The proposed scale, height and bulk of the extension would represent a subservient and proportionate addition. Its chosen material would complement the existing design and materials of the dwelling and would not result in any harm to the character and appearance of the rear garden area.

Replacement of 1st floor rear windows.

The existing rear windows at first floor would be replaced with four bifold windows and two obscured glazed windows. The replacement windows are considered acceptable and would not have any detrimental impacts against the character and appearance of the host dwelling. Given their location at the rear of the site, they would not be visible from the streetscene therefore would not result in any impact against the character of the surrounding area.

Rear dormer alterations

The existing rear dormer would be modified in that its rear facing window would be replaced by a smaller single pane window and a picture window would be installed at its western side with metal cladding.

This modification is considered to be a less dominant and intrusive addition when compared to the initially proposed first floor/roof addition. Given that the alterations to the existing dormer would not take up the whole roof face, it is considered proportionate and subordinate to the host building.

Outbuilding

The proposed outbuilding will be finished with timber and will measure 5.8m in maximum depth, 3.1m in width and 2.7m in height. The bulk, massing, design and choice of materials for the proposed outbuilding would respect the scale, form and character of the host building and other outbuildings in the wider area.

Consequently, the proposed outbuilding would be moderate and not represent an intrusive addition to the rear garden scape.

Works to the front

Proposed conversion of garage into a habitable space with the garage door replaced with a large window.

The proportion of the front new window is considered to be sympathetic. The window would be wider than those in the upper floors, nonetheless this is considered appropriate for a ground floor and would not have any detrimental impact to the character and appearance of the host dwelling and the streetscene.

Other works

The application includes 15 photovoltaic panels on the side and rear roof of the dwelling, and 1 rooflight to the front and 3 rooflights on the side. Except for the front rooflight the side rooflights and panels will not be highly visible. Moreover, they are not thought to create a visual clutter. Equally the size of the front rooflight is considered acceptable.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 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, the NPPF and Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan (HNP) 2017.

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.

The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

Due to the nature of the works to the front, no amenity impacts are anticipated, equally the change/enlargement of windows at first floor level and the new picture window of the dormer would not increase amenity concerns particularly regarding with loss of privacy given the mutual overlooking into neighbouring garden areas.

The proposed rear extension will be partly set away from the shared boundary with no.29a and it would not project beyond the depth of the neighbouring rear extension at no.29a where it projects along the shared boundary with this neighbour. Therefore, any potential impact will be offset by the neighbouring extension. Equally the further projection beyond the existing neighbouring extension is set away from the boundary by approximately 3m therefore would have no impact the amenity of occupiers of no.29a with regards to loss of daylight/sunlight, loss of outlook or an increased sense of enclosure.

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 and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Conclusion

The proposal is considered acceptable in terms of its 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.

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.

- 4 The single storey rear extension, outbuilding and rear dormer modification hereby approved shall be finished in accordance with material detailed in drawing no. 29L-112, 29L-114 unless otherwise agreed in writing by the Local Planning Authority.

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: 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.

