

Officer's Report

Application Number	HGY/2022/2684
Type	Full planning permission
Location	37, Connaught Gardens, London, N10 3LD
Proposal	Loft extension/conversion, including: hip to gable extension, installation of rear dormer with terrace, addition of rooflights and altered chimney. Erection of part single, part two storey rear extension, with roof terrace and pergola. Reinstatement of original brickwork on rear/side by removing paint and addition of new ground floor side window.
Case Officer	James Mead
Valid Date	29/09/2022
Applicant	Mr & Mrs Spiess
Agent	Mr Michael Schienke

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No consultee comments.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, semi-detached dwellinghouse, which sits in a sloping plot. This property is situated on the southern side of Connaught Gardens and close to a northwards bend in this road. Connaught Gardens is a residential road made up of mainly semi-detached properties and some detached dwellings. There is also a block of flats neighbouring to the east of the site. Beyond the site to the south is woodland that forms part of Queen's Wood.

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

Design & Appearance

Loft Extension – hip to gable, rear dormer & rooflights

4.3 The host property and the adjoined neighbour (35 Connaught Gardens) currently retain their original hipped roof form, and as such are somewhat symmetrical in appearance. This application seeks to alter this through a hip to gable roof extension. This extension would unbalance the appearance and form of the pair of semi-detached dwellings. This is noted, however it is clear that other pairs of semi-detached properties in this street scene have been unbalanced by hip to gable extensions. Therefore, the hip to gable extension and the resultant unbalanced form of the pair semi-detached dwellings is somewhat characteristic of the area. In addition, a similar hip to gable

extension could be constructed under permitted development. This also weighs in favour of this roof enlargement. Noting the character of this area, and given the potential permitted development fall-back, it is considered, on balance, that the hip to gable extension is acceptable. The hip to gable would be constructed in matching tiling and brickwork. Use of these materials is acceptable.

4.4 The roof extension also involves the erection of a rear dormer window. This dormer would be of notable proportions, covering a large portion of the rear roof slope. While this is acknowledged, there are several other properties in the vicinity that have been extended through similar dormer extensions. Therefore, this enlargement would not be out of keeping. Furthermore, the dormer would not be highly visible from the public realm and this limits any visual harm to the character of the wider area. A similar dormer (different materials and removal of balcony) could also be constructed under permitted development. Again, this permitted development fall-back weighs in favour of the proposal. Given the existence of similar dormers in the area, the lack of public visibility and the permitted development fall-back, it is considered, on balance, that a dormer of these proportions would be acceptable. Zinc cladding would be applied to the dormer and there are no concerns regarding the use of this modern material to the rear.

4.5 Rooflights are intended to be inserted onto the front and rear roof slopes. These new features would not be visually dominating and are evident on many properties in the locality. As such, these rooflights are considered acceptable.

Part Single Storey, Part Two Storey Rear Extension

4.6 To the rear the property currently has a modest two storey projection on the eastern side and a ground floor extension, with a terrace. This scheme proposes to remove these existing elements and then erect a part single, part two storey rear extension, incorporating a roof terrace and a pergola. The rear extension would be constructed over lower ground and upper ground floor levels.

4.7 The two storey part of the extension would span across the full width of the rear elevation. However, this addition would be of modest depth and would be set-down notably from the main roof of the property. As such, it is considered that this extension would be suitably proportioned, so to remain subservient to the host property. The sloping, mono-pitched design of this two storey extension would not be visually intrusive, and therefore is acceptable. Zinc cladding would be applied to the two storey part and officers are content with the use of this material to the rear of the site. This cladding would enable the new extension to be distinguishable from the original property and this is acceptable.

4.8 Beyond the two storey extension, it is intended to erect a single storey addition. This ground floor extension would be of greater scale, depth and mass, than the existing single storey built form to the rear. However, the single storey addition would still be modestly proportioned, in relation to the host property and the overall site. Therefore, it is not considered that the extension would appear overly bulky and the addition would remain subservient. The simple flat roof design would be acceptable and the use of brickwork to match is appropriate.

4.9 A roof terrace would be created above the ground floor extension and there are no concerns with this in design terms, particularly as the existing property has a roof terrace. To the rear of the ground floor extension, it is proposed to install a pergola. The lightweight form and limited proportions of this feature would ensure that this addition would not appear overly large on the site.

Other External Alterations

4.10 It is intended to reinstate the original brickwork on the eastern elevation, through removal of existing paint. This is considerable acceptable, as the resultant brickwork would appropriately respect the construction of the existing property. Grey paint is proposed to be applied along the bottom of the eastern side elevation. Officers have no grounds to object to this, as painting can be

undertaken through permitted development. Other works are proposed on this elevation, with a new window inserted and an existing window blocked up. There are no concerns regarding these minor alterations.

4.11 Overall, the full scope of works proposed would be of acceptable design, with the character and appearance of the host property and the surrounding area not materially harmed.

Neighbour Amenity

4.12 To the west of the site is 35 Connaught Gardens and the rear extension would be constructed up to the boundary with this neighbour. The depth of the two storey part of the extension would be modest and this would ensure that this element would not result in harmful amenity impacts. While it is noted that the ground floor extension and pergola would project further into the rear garden, it is considered that the limited height of these parts would ensure that material: overbearing impacts, loss of light, overshadowing or restriction to outlook would not occur. The other enlargements (dormer & hip to gable extension) would not be sited, so to impact the amenity of No.35.

4.13 No new western facing windows would be inserted into the host property, and therefore, from this perspective, inappropriate overlooking of No.35 would not occur. The existing terrace already allows some views over the garden and towards the windows of No.35. It is noted that the proposed terrace would project further into the rear garden and would be at a slightly greater height than the existing terrace. As such, the proposed terrace could allow some additional views towards the windows of No.35. Acknowledging this, the applicant has proposed to install a planter in the south-western corner of the terrace. This planter would prevent additional views being taken from close to the boundary towards the rear windows of No.35. Due to the presence of this planter and the associated restriction of views, it is considered that the proposed terrace would not result in harmful increases in overlooking towards No.35, when compared with the existing arrangement on site. Therefore, it is considered that a further material invasion of privacy would not impact No.35. However, a condition is attached requiring the retention of the planter, so to ensure inappropriate views towards No.35 are avoided.

4.14 All of the proposed enlargements would be undertaken some distance from the built form of the flats at Connaught Grange (building to the east). Therefore, these flats would not be unduly affected by: overbearing impacts, losses of light, overshadowing or harm to outlook. The new side windows in the rear extension would be angled, so to no result in inappropriate views towards the windows of Connaught Grange. It is noted that the terrace above the ground floor extension would be larger than the existing terrace. However, it would not allow materially greater views towards Connaught Grange, than those that are currently possible from the existing terrace. It is also proposed to create a terrace in the dormer window. This terrace may allow some views over Connaught Grange, however some overlooking of garden spaces is to be expected in an urban area. This roof terrace would be at a greater height than the built form of Connaught Grange and this would limit any views towards the side windows of this neighbouring building, ensuring that an undue invasion of privacy would not occur.

4.15 Overall, in terms of neighbouring amenity, the living conditions and privacy of all the neighbouring properties would be suitably protected.

Conclusion

4.16 The proposed development is in general accordance with Policies DM1 & 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 and the NPPF.

4.17 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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 approved plans comprise drawing nos: Site Location Plan, A-(10)-010, A-(10)-011, A-(10)-012, A-(10)-013, A-(11)-010, A-(12)-010, A-(12)-011, A-(12)-012, A-(12)-013, A-(13)-010 B, A-(13)-011 B, A-(13)-012 B, A-(13)-013 B, A-(14)-010 B, A-(15)-010 B, A-(15)-011 B, A-(15)-012 B and A-(15)-013 B. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the submitted planning application form and approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 5 Prior to the first use of the new terrace, the planter, as shown on the approved plans, shall be fully installed. Thereafter, the planter shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with 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.

- 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: 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.

- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.