

Officer's Report

Application Number	HGY/2023/0049
Type	Householder planning permission
Location	28 Bryanstone Road, Hornsey, London, N8 8TN
Proposal	Rebuilding of the existing rear extension and a loft conversion including 3 x roof lights on the front elevation and one rear dormer extension.
Case Officer	Michelle Meskell
Valid Date	09/01/2023
Applicant	Ms E Ruxton
Agent	Ms Natalia Eddy

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of a single rear extension, loft conversion including three roof lights on the front elevation and one rear dormer.

Site and Surroundings

The application site relates to a two-storey end of terrace property, located at 28 Bryanstone Road. The road is predominately residential in character, characterised by low density housing.

The site is located within Crouch End conservation area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

N/A.

LOCAL REPRESENTATIONS

The application has been publicised by way of 21 letters. No representations received from neighbours, local groups, in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance;
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.

Section 15.14 of the Crouch End Conservation Area Character Appraisal states the following: *'There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets'.*

There are similar examples of this type of roof extension in the immediate area. Being an end of terrace property with a significant gap between gap, the side of the dormer extension would be visible from, however, given its modest size and significant set in from the sides of the roof, and set up from the eaves, it would only be partially visible and would appear a proportionate and respectful addition to the roof. There are a number of similar sized and large rear dormers to the rear of properties fronting Crouch Hall Road that are visible from the same vantage point. As such the proposed dormer extension would not appear incongruous or out of keeping. The proposed rear dormer extension is therefore considered to be acceptable in terms of its scale, form, bulk, height, massing, spacing and design.

The proposed replacement of the property's existing conservatory-style rear extension with a replacement single storey flat roofed mainly brick extension of a similar foot print, but slightly higher would, given its modest size and its location, have little additional impact on the character and appearance of the existing property and area. Subject to it being built in matching or complimentary materials, it would appear an appropriate addition to the host property.

The large and prominent chimney which sits above the flank gable wall would be retained, which is welcomed.

It is therefore considered that the proposed development would have no adverse impacts on the character or appearance of the conservation area or on local visual amenity and as such complies with the relevant policy and guidance.

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.

In relation to amenity, the officers note that there are similar developments in the immediate area. It is considered that the proposed development would not adversely affect the amenities of the occupiers of neighbouring properties by reason of overbearing appearance, loss of light or loss of privacy.

Conclusion

The proposal is considered acceptable with the rear dormer and rear single extension a discrete feature so as not to cause unacceptable harm to the character and appearance of the host property and the street scene. The impact on the residential amenity of neighbouring occupiers is considered acceptable. Subject to the attached condition the proposal would satisfy relevant material planning considerations. This view is reached without prejudice to the need to comply with any other regulatory regimes outside the control of the planning system, as applicable.

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

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

GRANT PERMISSION subject to condition(s)

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: 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: 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.