

Officer's Report

Application Number	HGY/2022/4372
Type	Householder planning permission
Location	75 Grasmere Road, Hornsey, London, N10 2DH
Proposal	Erection of partial hip to gable roof extension. Formation of dormer to rear roofslope. Addition of a clay tiled roof over the side single-storey extension. Insertion of 3 rooflights to front roofslope
Case Officer	Josh Parker
Valid Date	07/02/2023
Applicant	Mr David Osborne
Agent	Mrs Hanna Zminkowska

RECOMMENDATION

Approve

Site

The subject site is a semidetached dwelling located to the northern end of Grasmere Road. The dwelling is not listed however, falls within the Muswell Hill conservation area.

Representations

There were no responses received in response to notification and publicity of the application.

Design

Is the proposed development in keeping with the existing property (positively responds to the design of the original building)? Yes

Would the proposal be harmful to the character and appearance of the surrounding area (fails to respect local distinctiveness)? Yes

Would the proposal generally comply with the design guidance set out in the Haringey Development Management Plan DPD (2017). Yes

Design and impact on the character and appearance of the conservation area

The addition of a dormer will require the roof line to be reconfigured in a manner where the front slope will be extended creating a small new hip to the south. Furthermore, the principle of a dormer within the immediate Muswell Hill conservatory area is acceptable. A similar dormer can be seen at 71 Grasmere Road, which, is a dwelling from the same era with similar detailing. The dormer at 71 Grasmere protrudes past the original hip which is not subordinate or sympathetic to the host building.

The proposed dormer would appear subordinate to the new roof and host dwelling. The proposed additional rooflights would sit comfortably within the plane of the front roof slope. This element would not require permission in itself and therefore considered acceptable. It should be noted that all materials are proposed to be consistent with the existing.

The proposed extension is considered subordinate and is acceptable as would cause no harm to the character or appearance of the host building or conservation area, being consistent with

established local pattern. The proposal has adequate regard to adopted Policies and DPD guidance and is considered acceptable in design terms.

Amenity

Would the privacy of adjoining properties be adversely affected? No

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance? No

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours? No

Is the proposal of a size and siting that would impact on the outlook for the neighbours? No

Amenity Comments:

The proposal would not result in any adverse amenity effects to the neighbouring property due to the height, setbacks, scale and bulk of the extension.

Conclusion

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.

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.

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 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.

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.