

# Officer's Report

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0435</b>                                                                                                                                                                            |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                          |
| <b>Location</b>           | 11 Gladwell Road, Hornsey, London, N8 9AA                                                                                                                                                       |
| <b>Proposal</b>           | Installation of zinc cladding to existing rear dormer roof extension, erection of a rear outrigger roof extension, insertion of roof lights in rear dormer, and alteration to front roof light. |
| <b>Case Officer</b>       | Ben Coffie                                                                                                                                                                                      |
| <b>Valid Date</b>         | 14/02/2023                                                                                                                                                                                      |
| <b>Applicant</b>          | Mr Graber                                                                                                                                                                                       |
| <b>Agent</b>              | Mr Mike Cole                                                                                                                                                                                    |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed development

1.1 Planning permission is sought for the enlargement and installation of zinc cladding to existing rear dormer roof extension, erection of a rear outrigger roof extension, insertion of roof lights in rear dormer, and alteration to front roof light.

##### Site and Surroundings

1.2 The application site is a semi-detached dwelling located on the west side of Gladwell Road, the dwelling is characterised by a front bay window, brick finished and outrigger and an existing dormer to the rear. The site does not fall within a conservation area, and it does not fall within the curtilage of a listed building.

##### Relevant Planning and Enforcement history

HGY/2020/0451- Erection of single storey side and rear 'wraparound' extension; installation of zinc cladding to existing rear dormer roof extension and enlargement and alterations to its windows; Insertion of roof lights in rear dormer and rear roof slope.

HGY/2021/2723- Certificate of lawfulness for; alterations to existing rear roof dormer extension, erection of rear outrigger roof extension, and alteration to front roof light.

HGY/2021/1745- Variation of condition 2 (approved plans) of planning permission reference HGY/2020/0451 to amend roof/loft level, including rear dormer changes

Appeal Ref: APP/Y5420/D/21/3284781- dismissed on 04/05/2022

#### **2. LOCAL REPRESENTATIONS**

2.1 The application has been publicised by way of 12 letters to neighbouring occupants. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

No of individual responses: 1

Objecting: 1

Supporting: 0

Neither: 0

2.2 The comments received from consultation raises concerns against the scale and height of the proposed outrigger as well as its proximity to their shared chimney.

### **3. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers.

#### Design & impact on the character and appearance of the area

3.1 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

3.2 The scale of the dormer as shown in this current application was approved under application ref: HGY/2020/0451 and implemented. The proposed zinc cladding is considered acceptable and deemed as a suitable and compatible with the existing roofing materials of the property and the wider area.

3.3 The bulk, massing, design and choice of materials for the proposed the outrigger would respect the scale, form and character of the host building and the wider area, it will allow a portion of the existing roof to be visible. The proposal is therefore acceptable with regards to design.

3.4 The proposed rear rooflight is considered acceptable and would not create any visual impacts, equally the alterations to the existing rooflights are deemed minimal and not impactful to the character and appearance of the host dwelling and the surrounding area.

3.5 Consequently, the proposed extensions would not represent an intrusive addition to the host property and general area given the presence of larger extensions in the vicinity.

#### Impact on the amenity of adjoining occupiers

3.6 London Plan 2021 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.

3.7 Development Management DPD 2017 Policy DM1 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.

3.8 The proposed dormer and rooflights are not thought to result in any adverse impacts on the amenity of neighbouring occupiers due to their location above the roof slope. The proposed outrigger would equally not result in any significant adverse impact on the amenity of the neighbouring occupiers due to its moderate projection.

3.9 As such, the proposed extension would not inflict adverse impact on the amenity currently enjoyed by occupiers of the neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

#### Other matters

3.10 It is acknowledged that the comments received from neighbour consultations make reference to impact against the shared chimney as a result of the development. It should be noted this matter is not considered a planning consideration therefore a civil matter. An agreement should be established between the parties regarding any potential impacts of the shared chimney. Nonetheless an informative will be given to advise the applicant of the party wall act and land ownership.

#### **Conclusions**

3.10 The proposal is considered acceptable and would not result in undue harm against the amenity of the occupants of neighbouring sites.

3.11 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

#### **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 proposed development hereby approved shall be finished in accordance with material detailed in drawing nos. 4166-GA 361 PL and 4166-GA 363 PL 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: 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: 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.