

Officer's Report

Application Number	HGY/2023/0215
Type	Householder planning permission
Location	Flat A, 114 Myddleton Road, Wood Green, London, N22 8NQ
Proposal	Alteration to existing loft space to include new rear dormer and rear extension above existing outrigger and internal alterations
Case Officer	Mercy Oruwari
Valid Date	23/01/2023
Applicant	Mr Steve Khan
Agent	mr Kevin Langston

RECOMMENDATION

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Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for alterations and the conversion of the existing loft space, including a rear dormer, installation of front conservation roof-light, an extension to the existing rear outrigger and other modifications.

2.2 The scheme would also include the relocation of the entrance to the flat from the first-floor to the ground level accessed via a new partial ground floor infill extension replacing the existing staircase.

Site and Surroundings

2.3 The application site relates to the upper floor flat above a shop within a two-storey terrace property located on the northern side of Myddleton Road. The flat is accessed via a small arch

below part of the first-floor to this flat. The property has a cross gabled roof and a deep double storey rear outrigger. Like a number of other retail and commercial units along this section of Myddleton Road, the ground floor shop unit projects forward of the upper floor.

2.4 Myddleton Road dates from the Victorian period and is a local shopping parade and falls within Bowes Park Conservation Area. Although the building does not fall within the curtilage of a listed building the front of such buildings do have some heritage value whilst the backs are much more neutral in terms of their contribution.

Relevant Planning and Enforcement history

2.5 The most recent planning history in relation to the site is as follows:

- HGY/2017/1394 - Formation of a hip to gable roof alteration and rear roof dormer extension. Refused
- HGY/2022/1157 - Alterations to existing loft space to include new rear dormer, alterations to existing rear addition. Withdrawn

3. CONSULTATION RESPONSE

3.1 No internal comments

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1x site notice displayed in the vicinity of the site and 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: 0

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Impact on the design, character and appearance of the conservation area;
2. Impact on neighbouring amenity;

Impact on the design, character and appearance of the conservation area

5.2 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.

5.3 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.4 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.

5.5 The Development Management DPD document states that 'Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area.

5.6 This proposal is a resubmission of the previously withdrawn application (HGY/2022/1157). This included a deep extension projecting almost over the full length of the roof of the outrigger. This would have been an unacceptable dominant addition to this property. The revised scheme has been significantly reduced and is no more than half the length of the roof. As the outrigger is quite deep the proposed structure would be sufficiently subordinate to the roof and property overall.

5.7 The proposal also includes the formation of a rear dormer within the main roof-slope, 1x conservation roof-lights on the front roof slope, 2x on the front side roof-slope and 4 towards the rear. The dormer will be pulled up from the eaves and set in on both sides.

5.8 This row of houses in general has a mixture of roofs and buildings and therefore the development to the host property would not be out of character. The impact of the roof extensions on the character of the area would not be significant considering the works would be confined to the rear part of the property which would not be immediately visible from a public vantage point.

5.9 In addition to the works on the roof, a new side extension would replace the stairs to accommodate the relocated front entrance on the ground floor level. Behind the extension a small, enclosed courtyard would be created between the rear of the shop and the new structure. The bin storage would be located in this space with access from a gate next to the arch/main communal courtyard.

5.10 Overall, the revised scheme can be considered to be proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the proposal would not harm the character or appearance of the conservation area.

Impact on neighbouring amenity

5.11 London Plan Policy D4 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.

5.12 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.

5.13 As the extension over the the outrigger has been reduced to a more modest depth, this part of the development along with the main roof dormer would not result in any significant increase in overshadowing, loss of outlook or appear overbearing for any nearby neighbours. This part of the proposal is therefore acceptable in amenity terms.

5.14 In regards to the ground floor extension, there is a significant separation gap due to the arch/communal courtyard between the host property and the neighbour. Therefore, any amenity impacts would be very minimal.

Conclusion

5.15 The proposal is considered acceptable.

5.16 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

6. 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.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 unless otherwise stated within the approved plans.

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
- **INFORMATIVE: Conservation Roof Lights**
All 3x rooflights to the front of the property must be conservation style as the property is located within the Bowes Park conservation area.