

Officer's Report

Application Number	HGY/2023/0502
Type	Full planning permission
Location	First Floor Flat, 1 Annington Road, Hornsey, London, N2 9NB
Proposal	Enlargement of existing outrigger over approved roof terrace approval HGY/2022/4343 as issued on 1 February 2023.
Case Officer	Ben Coffie
Valid Date	21/02/2023
Applicant	Ms and Mr Sophie Erskine Roberto Robles
Agent	Mr George Omalianakis

RECOMMENDATION

Refuse

1.0 PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

1.1 Enlargement of existing outrigger over approved roof terrace approval HGY/2022/4343 as issued on 1 February 2023.

Site and Surroundings

1.2 The subject site is an end of terrace property located on the south side of Annington Road. The existing dwelling has been split into two flats, one flat occupies the ground floor level, and the application flat occupies the upper floor levels. The site is not located within conservation area and does not fall within the curtilage of a listed building.

1.3 The site is not within a conservation area, however its site is situated on Fortis Green Avenue which partly form part of Fortis Green Conservation area, therefore the site can be viewed from the conservation area. It does not affect the setting of any other listed building/structure.

Relevant Planning and Enforcement history

· HGY/2022/2120- Addition of a roof extension, internal and external alterations to a top floor flat to create a new bedroom and bathroom area; new rear roof terrace- Refused.

· HGY/2022/4343- Addition of a roof extension, internal and external alterations to top floor flat to create a new bedroom and bathroom area and new rear roof terrace -Approved.

2. Consultation response

2.1 N/A

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way 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

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity;

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

4.2 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.

4.3 The site is not in a conservation area however given its close proximity to the Fort Fortis Green conservation and the fact that the site can be viewed from the north of Fortis Green Avenue which falls in the conservation area, Officers take the view that it is necessary to engage policies affecting designated or non-designated heritage assets.

4.4 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.

4.5 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.

4.6 The application seeks planning permission for the extension of the existing outrigger at 2nd floor/roof level by 1.4m and would result in the reduction of the approved terrace area to 1.2m.

4.7 The site is an end terrace which is highly visible from Fortis Green Avenue at its side and rear, the terrace is uniform and symmetrical in character with the rear outriggers set back at roof level. With the exception of no. 11 which has benefited from alterations, the dwellings within the terrace are unaltered and maintains a coherent appearance with no obvious outrigger extensions.

4.8 The proposed extension would increase the depth of the upper section of the outrigger which connects to the roof. This would appear at odds with the pattern and uniform character of the rear view of the terrace. Given the terrace is significantly unaltered, the development would appear as an incompatible and disruptive addition when viewed from the streetscene. The enlargement is considered dominant and would create a top heavy appearance which would distort the form and

design of the host dwelling as well as the character and appearance of the terrace as a whole. The development if approved would constitute a bad precedent which would consequently harm the coherent and symmetrical appearance of the terrace.

4.9 As such the outrigger extension is considered unacceptable and detrimental to the character and appearance of the host dwelling and conservation area contrary to Policy D6 of the London Plan (2021) and policy DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

Impact on neighbouring amenity

4.10 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.

4.11 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.

4.12 Due to the location of the proposed extension, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings.

4.13 The principle of the terrace has been established under the previous approval (HGY/2022/4343), therefore it is maintained that provision of an external terrace is acceptable in respect of the potential for undue noise and disturbance.

4.14 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.15 The proposal would have unacceptable impacts against the host property and due to its close proximity to Fortis Green conservation it would fail to preserve or enhance the conservation area.

4.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

Refusal Reasons:

The proposed extension of the outrigger would unacceptably increase the scale and bulk of the outrigger which would result in the disruption of a uniform and coherent terrace and a dominant

and distortive appearance of the host dwelling to the detrimental to the character and appearance of the host dwelling and adjacent conservation area contrary to Policy D6 of the London Plan (2021) and policy DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).