

Officer's Report

Application Number	HGY/2023/0384
Type	Householder planning permission
Location	23 Elms Avenue, Hornsey, London, N10 2JN
Proposal	Rear dormer with Juliette balcony. Side dormer with pitched front roof. Velux roof lights to front roof. Solar Panels to side dormer roof.
Case Officer	Oskar Gregersen
Valid Date	08/02/2023
Applicant	Ms. Andrea Savva
Agent	Mr. Jeffrey Atkins

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a large semi-detached dwellinghouse benefitting from a garage to the side and interesting features. The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 The proposal seeks the formation of rear and side dormer roof extensions, typical of those completed in the area, along with the installation of 3no. conservation style rooflights on the front slope, and solar panels to the side dormer roof.

2.4 The proposed rear dormer would be of a smaller scale to the neighbouring 21 Elms Avenue, as approved under HGY/2013/1025. The proposed rear dormer would be 2m wide and 3.8m deep with a pitched roof and Juliet balcony. This dormer would be finished in similar materials to the existing roof and therefore would blend in in appearance with the host dwellinghouse. Officers deem that given the volume of precedent on Elms avenue for rear dormer extensions of this type this dormer can be supported as it would appear sub-ordinate to the host dwellinghouse and would not impact on neighbouring amenity.

2.5 The proposed side dormer would be similar in scale to that in place at No. 19 Elms Avenue, approved under HGY/1993/0221. This proposal would see the formation of a box shaped side dormer with the installation of solar panels to its roof and 1No. conservation-style rooflight on the front elevation.

2.6 The proposed side dormer would be 4m wide, and 2.3m tall, and 3m deep along its longest side. The dormer would be finished in materials similar and sensitive to the host dwellinghouse. Officers deem that the scale of the dormer is appropriate and does not appear too bulky.

2.7 It is noted that the scale of the side dormer is such that it blends with the existing elevations and does not appear as an incongruous feature. Additionally a number of sites on this side of the street have near identical side dormers and so they have become a near continuous of the sites on this street.

2.8 The proposed rooflights would be of conservation style and therefore are deemed to have less than substantial impact on the host dwellinghouse or the character of the conservation area and can therefore be supported in design terms. Further, Officers note that these types of windows are common throughout Muswell Hill CA and therefore they can be supported in this instance.

2.9 The proposed solar panels to the roof of the proposed side dormer would not protrude above the highest point of the roof of the site, and would help to provide a green energy solution to the occupants of 23 Elms Avenue. Therefore on balance Officers deem that the impact to the host dwelling and surrounding area does not outweigh the requirement for LBH to be committed to providing and supporting green energy solutions and the panels can be supported.

2.10 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.11 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.12 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.

2.13 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.

2.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

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.