

Officer's Report

Application Number	HGY/2022/4254
Type	Full planning permission
Location	First Floor Flat, 46 Seymour Road, Hornsey, London, N8 0BE
Proposal	Erection of proposed rear dormer over existing outrigger, installation of 3no front sloping roof lights (AMENDED DESCRIPTION)
Case Officer	Daniel Kwasi
Valid Date	29/11/2022
Applicant	Wu
Agent	- Savage

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representations was received in response to notification and publicity of the application.

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

- Objection to the roof terrace inc. glass balustrade
- Neighbour at Ground floor flat not on notification list - they have now been contacted

REASONS FOR GRANTING PERMISSION

The site is a mid-terrace two-storey residential property that has been subdivided into self-contained flats. The subject site, therefore, is a self-contained flat that is spread over the first and second floor levels. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

The building received a certificate of lawfulness for existing use for the use of the property as 2 self-contained flats under HGY/2012/1501. The ground floor flat received planning permission erection of a single storey rear extension under HGY/2017/2837.

The proposal has been amended by removing the proposed roof terrace above the single storey rear extension, and reducing the depth of the proposed rear dormer. The proposed development is for the construction of a rear dormer that would be within the width of the rear outrigger. The existing roof of the outrigger has a continuous downward slope from the main roof towards the garden with a slight angle, which is a feature at the neighbouring properties, and so the proposed dormer sits comfortably below the ridge of the main roof and is significantly setback from the rear wall of the outrigger by at least 2m, and so it doesn't create a bulky appearance.

The proposed dormer would have one rear facing window that matches the window below on the first-floor level. It would also comprise a flat roof made from single ply membrane

roofing, and the external walls would be Code 4 lead soakers dressed behind new dormer tiles. The proposed 3no. rooflights on the front slope would appear subservient to the main roof, and therefore the main house. 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.

Following the removal of the roof terrace in the amended drawings, potential impact of overlooking and overshadowing the neighbour at no.48 has been removed, as well as removing the noise impact that would have an affect the neighbour in the ground floor flat, because the roof terrace was proposed above their single storey rear extension. The proposed rear dormer does not have any side windows that would overlook the neighbouring properties. The proposed 3no. rooflights on the front slope would not overlook the properties to the front. The height and depth of the rear dormer 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.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

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: 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.