

Officer's Report

Application Number	HGY/2022/4700
Type	Householder planning permission
Location	104 Beresford Road, Hornsey, London, N8 0AH
Proposal	Single storey ground floor side and rear infill extension. Loft conversion with a rear dormer window on the main roof and the out-rigger roof slopes.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	22/01/2023
Applicant	Mrs Madeline Dewhurst
Agent	Hale Design Studio Ltd - Mr Peter Charman

RECOMMENDATION

Approve with Conditions

PROPOSAL

Single storey ground floor side and rear infill extension. Loft conversion with a rear dormer window on the main roof and the out-rigger roof slopes.

REPRESENTATIONS

No representation was received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid terrace dwelling house situated on southern side of Beresford Road. The adjoining neighbour at no.102 Beresford Road has existing side infill extension with a court yard. The surrounding area is wholly residential in character. 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 extensions are considered acceptable in terms of its design, size and scale and materials, consistent with Policies DM1 and DM9 of the Development Management, DPD (2017). It would be in keeping with the existing pattern of development in the locality and cause no harm to the character and appearance of the host property or the immediate area. The site will retain sufficient amenity space. The local character and visual amenity of the area will be protected.

Proposal ground floor infill side extension retains a courtyard within the tunnel-back to allow daylight into existing rear habitable room to the host property and the adjoining property at No.102. The court yard is similar in design to this adjoining property at no.102. In addition, the presence of existing infill extension at no.102 and southerly location of the proposal mitigate against loss of light and outlook to that property. As such, there would not be an overall significant material impact on the amenities of the adjoining occupier at No.102 Beresford Road.

The proposed rear extension would not beyond the rear wall extension of no.106 Beresford Road. So would not have significant material harm to this adjoining neighbour. The proposal is acceptable in amenity terms.

The proposal includes the erection of rear dormer on the main roof slope and small back addition dormer on to the rear out-rigger projection to provide additional bedroom with shower room. Proposed dormer on the main roof would take up most of the rear roof slope. However, the proposed dormer has been pulled in the eaves, party wall and set below the main ridge. Given the modest size of the extension over the outrigger relative to the size of the outrigger roof, it would appear subordinate to the host building including, its roofscape and to the overall terrace.

Other properties within the same terrace have substantial rear box dormers similar to proposed scheme and as such they are part of the established appearance of the terrace and can. Given the presence of these adjoining existing dormers, the proposal is not considered out of place in its local context and to be in keeping with its immediate surroundings.

The dormer would be well set back from the eaves of the outrigger and set well in from the side elevation and as such most of the outrigger roof is retained. The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

54 Beresford Road (HGY/2023/0237), 129 Beresford Road (HGY/2022/1071), 49 Beresford Road (HGY/2022/2745), 126 Beresford Road (HGY/2020/1741) Full Planning – very similar building type. Permission granted for a full width rear dormer and an extension over the outrigger significantly larger than that proposed in the current application for 104 Beresford Road. For justification, the delegated report referred to a number of examples of similar sized extensions prevalent in the street and the area.

- 5 Beresford Road. Planning Reference: HGY/2023/0102 (Certificate of Lawfulness).
- 38 Beresford Road. Planning Reference: HGY/2023/0465 (Certificate of Lawfulness).
- 53 Beresford Road. Planning Reference: HGY/2021/1627 (Certificate of Lawfulness).
- 107 Beresford Road. Planning Reference: HGY/2022/1926 (Certificate of Lawfulness).

Any extension to the application property would be seen in the context of this existing neighbouring development. It would therefore be difficult to sustain an argument that the current proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The rear dormer would also not be visible from public vantage points given the existing deeper outrigger projection there, which means that the roof form of the main part of the dwelling is largely obscured from most neighbouring vantage points. The proposal is acceptable in amenity terms.

Proposed rooflights are modest in size and as such would not detract from the character of the locality.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer glazing is not significant and certainly not to a degree to refuse consent.

The proposed development is in general accordance with Policies DM1 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.

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 condition(s):

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.

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: 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.