

Officer's Report

Application Number	HGY/2023/0447
Type	Full planning permission
Location	70 Duckett Road, Hornsey, London, N4 1BW
Proposal	L-shaped loft conversion with a roof terrace above the first floor outrigger, extension of the front roof over the bay window, installation of one roof light to the front slope and two small roof lights to either side of the front roof element.
Case Officer	Ben Coffie
Valid Date	16/03/2023
Applicant	Francis Vaughan
Agent	Ms Dani Schmidt

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

The application proposes an L-shaped loft conversion with a roof terrace above the first floor outrigger, extension of the front roof over the bay window, installation of one roof light to the front slope and two small roof lights to either side of the front roof element.

The applicant has subsequently submitted amendments which include the following:

- Reduction of the depth of the terrace from 3.87m to 1m.
- The dormer has been set in by 0.32m from the side party wall.
- Installation of side privacy screens to the terrace.

Site and Surroundings

The application site is a two storey terrace dwelling located on the south side of Duckett Road. The dwellings characterised by front bay windows with crown roofs and two storey outrigger at their rear.

2. 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

3 MATERIAL PLANNING CONSIDERATIONS

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

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.

The depth and height of the roof extensions were deemed acceptable; the dormer roof extension would be set in from the side party wall and below the roof ridge. The proposed outrigger extension would not take up more than half the depth of the existing two storey rear projection. Given this, the roof extensions are considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The proposed terrace is moderate in scale and would integrate appropriately above the roof. Therefore, it is not envisaged that combined roof development would represent over development.

At the front the proposed increase in height of the crown roof would not appear at odds with the current context of the area which has a number of dwellings which have benefitted of such front crown roof enlargements. Consequently, Officers take the view that this has become part of the established character of the street, in this instance this element of the development would appear compactible and would match current precedents.

There three front rooflights proposed, two on either side of the crown roof above the bay window and one on the front roof slope. The rooflights will be of modest scale to respect the integrity of the front roofslope. Therefore, the local character and visual amenity of the area will be protected.

As such the proposed development is considered acceptable and compliant with Policy D6 of the London Plan (2021) and policy DM1 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

Impact on neighbouring amenity

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.

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.

The roof extensions and rooflight would not result in any adverse impact against the occupiers of neighbouring sites in terms of loss of daylight/sunlight, loss of outlook and an increased sense of enclosure due to their location above the roof.

The proposed terrace would give rise to loss of privacy impacts due however due to overlooking into neighbouring garden areas and habitable rooms. However this would be mitigated by way of side privacy screens which are obscure glazing and are 1.7m high.

As such, due to the above considerations the proposed development would not inflict any adverse impact on 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

The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites.

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

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: 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.