

Officer's Report

Application Number	HGY/2023/0322
Type	Householder planning permission
Location	Flat 2, 13 Dashwood Road, Hornsey, London, N8 9AD
Proposal	Loft extension to the front façade of the building
Case Officer	Mercy Oruwari
Valid Date	01/02/2023
Applicant	Dr Anna Rom
Agent	mrs Shihanaz Mehra

RECOMMENDATION

Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed front roof dormer extension by reason of its design, size and location would appear as a discordant and obtrusive feature to the front of the building and of this group of terraced properties, detracting from the character and appearance of the property and detrimental to the visual amenity of the area. The proposal is therefore contrary to Policy DM1 and DM12 of the Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies D6 of the London Plan 2021.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for a loft extension to the front façade of the building.

Site and Surroundings

2.2 The application site is the 1st/2nd floor flat of a three storey mid terrace property located on the southern side of Dashwood Road. The host site is part of a set of three houses located next to St Peter in Chains Church. The site is not located within a conservation area but does back onto the Stroud Green conservation area. The property does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

2.3 The most recent planning history in relation to the site is as follows.

- HGY/2023/0221 – (Flat 2) Replacing rear first floor existing doors with Aluminium bi folding doors and increasing the height of two existing windows. Granted
- HGY/1998/1594 - Erection of rear dormer window. Granted

3. CONSULTATION RESPONSE

3.1 No comments were sought for this application:

4. **LOCAL REPRESENTATIONS**

4.1 The application has been publicised by way of 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: 12

Objecting: 12

4.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Front elevation dormer windows are not part of the architectural character of this row of Victorian terraces or the area in general.
- Velux windows on the front are the norm and this should be maintained to preserve the character of the area.
- Having 2x dormers on this three storey property would result in an vertical imbalance.
- The existing loft extension was likely undertaken without planning permission or a party wall agreement - (Comment: This would be a Building Control matter).
- It is likely these works weakened the structural integrity of the house and there is a fear that this will be further exacerbated with the proposed works - (Comment: This would be a Building Control matter).

5. **MATERIAL PLANNING CONSIDERATIONS**

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

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and appearance

5.2 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.

5.3 The proposed front roof dormer extension by reason of its size, design and location would appear as a dominant, unsympathetic addition to the existing house and an obtrusive and discordant development in the street scene especially within this row of three terraces. It would be harmful to the character and appearance of the building and to the local visual amenity.

Impact on neighbouring amenity

5.4 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.

5.5 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.

5.6 In terms of residential amenity, the extension would not have adverse impacts. It would not lead to significant new overlooking compared to that from current upper floor windows. The extent of glazing on the dormer is also limited.

Conclusion

5.7 The proposal is considered unacceptable.

5.8 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

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed front roof dormer extension by reason of its design, size and location would appear as a discordant and obtrusive feature to the front of the building and of this group of terraced properties, detracting from the character and appearance of the property and detrimental to the visual amenity of the area. The proposal is therefore contrary to Policy DM1 and DM12 of the Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies D6 of the London Plan 2021