

Officer's Report

Application Number	HGY/2023/0160
Type	Householder planning permission
Location	70 Woodfield Way, Wood Green, London, N11 2NT
Proposal	Creation of a roof terrace on flat roof of existing two-storey rear extension with 1600mm high screen along its sides and a 1.1 metre high balustrade across its end.
Case Officer	Josh Parker
Valid Date	17/01/2023
Applicant	Mr Gulem
Agent	Mr Jan Kara

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The subject site is a two-storey brick semidetached dwelling located on a bend on Woodfield Way. The building is currently in use as a single home. The site is not within a conservation area, nor is it listed.

Proposed Development

This is an application for a roof terrace with a 1.6m high frosted glazing privacy screen, 1.1m frosted glazing balustrades, safety railings on top of the existing dormer extension. The terrace is proposed to be accessed by the existing dormer which currently has a Juliette balcony. The Juliette balcony is proposed to be split into half, with the other half being changed to a ranch slider for access.

Relevant Planning and Enforcement History

N/A all planning consideration has been taken into consideration.

LOCAL REPRESENTATIONS

The application has been publicised by way of 2 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: 1

Objecting: 1

Supporting: 0

Summary of objections

- Concerns on overlooking and privacy on the immediate neighbours.
- Noise generated from residents on the terrace.

Non planning objection

- The potential for neighbouring properties to lose value because of the negative effects from the two objections raised above.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design & Impact on neighbouring amenity:

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 proposed works are comprised of frosted privacy screens and balustrade to enclose the roof terrace. The principal of a roof terrace is not typical to such housing stock, however because of the nature of the application site, namely there being an area of flat roof above an extension with such an extension well pulled in, the addition of such a feature here is considered acceptable.

The roof terrace would not be openly visible given its location high up and in the backdrop of current roof extension. It would not materially affect the character and appearance of the building in question. As per the amended plans the roof terrace has been reduced in size, pulling in the structure from the back of the outrigger.

As such, the character and appearance to this property and this part of Woodfield Way would not be harmed.

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 effect of new roof terrace pertains to the neighbouring properties at No 72 and No 68. The proposed works would not allow unacceptable overlooking into the rear garden of No. 72 due to the proposed 1.6m high privacy screen and the terraces being well sit in from boundary with No.72, by approximately 3.5 metres. This means that views from the proposed terrace will be directed down the applicant's own garden and towards the public open space to the rear, with mainly only oblique views of the end of neighbours gardens. It should also be recognised that the terrace depth has been reduced by 600mm after discussions with Officers. This reduction means that that railing will be recessed 600mm from the main vista and helping mitigating the overbearing and overlooking concerns in regards to no. 72.

The degree of overlooking of neighbouring rear gardens would not materially more significant than existing overlooking from the property's existing Juliette balcony and other high level windows in adjoining properties.

Furthermore the proposal would not cause a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. Therefore, the proposal is acceptable in amenity terms.

In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions.

Equally it would not be the primary amenity space with this property, rather this would be the rear garden. As such in planning terms there is no strong basis to argue that such a roof terrace would generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

Conclusion

Overall the proposal is considered acceptable in design and amenity terms with the local character and visual and residential amenity not materially harmed.

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.

CIL APPLICABLE – NA

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 approved 1.6 metre privacy screens as shown on the approved plans shall be fully installed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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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.