

Officer's Report

Application Number	HGY/2022/4427
Type	Householder planning permission
Location	35 Victoria Road, Hornsey, London, N4 3SJ
Proposal	Erection of a ground floor side and rear wraparound extension and loft conversion with a rear dormer window and front rooflights.
Case Officer	Neil McClellan
Valid Date	15/12/2022
Applicant	Sophie Shalgi
Agent	mr. Ricardo Narciso

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The erection of a single storey rear and side infill extension and loft conversion with a rear dormer window and front rooflights.

Site Description

The application property is a mid-terraced 3-storey dwelling house, with a 3-storey outrigger located to the rear.

The site is located within the Stroud Green conservation area. It is not listed or close to any listed buildings or structures.

Planning and Enforcement History

CON/2020/0089 – Application to remove a tree in a conservation area. No objection raised.

REPRESENTATIONS

One representation has been received from the neighbouring occupier supporting the proposed application and advising the authority that they have been discussing the proposal with their neighbours and intend to carry out their own infill extension adjacent to the applicants one.

Officer comment: an application has been received from the neighbouring property (33 Victoria Road – Ref: HGY/2023/0677) proposing a single storey infill and rear wrap around extension.

CONSIDERATIONS

Design, character and appearance of the conservation area

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

There is no adopted appraisal or management plan for the Stroud Green conservation area.

The part of the Stroud Green Conservation Area that contains the subject property is comprised of predominantly residential streets containing Victorian terraces, which are three storeys in height. The particular terrace of buildings, containing the subject site, has a cohesive appearance and makes a positive contribution to the character and appearance of the conservation area and its significance.

Single storey rear and side infill extension

A single storey rear extension is proposed, infilling all the space between the property's outrigger and the side boundary with 33 Victoria Road, and then extending another 3.9 metres beyond, and wrapping around, the end of the outrigger. The existing 4-metre deep single storey rear extension on the end of the outrigger will be replaced by the new extension.

In terms of size and design, there are a wide variety of extensions to the rear of the properties in this terrace, including one 2-storey rear extension and one with a roof terrace on top. Given this variety the proposal would not appear particularly incongruous or out of keeping.

Rear dormer window and front rooflights.

The proposed rear dormer roof extension will be set in from the side boundaries by 0.75m and setback from the rear eaves by 0.6m. The dormer is considered to be of an acceptable size and bulk, retaining a sufficient amount of the original roofslope as to appear appropriately subordinate.

Similar proportioned rear dormer extensions have been approved at 11A Victoria Road (HGY/2015/1372) and 19 Victoria Road (HGY/2018/0736). Planning permission has been granted for similar twin dormers to the rear of nos. 3, 5, and 7 Victoria Road (HGY/2019/2100, HGY/2013/0462 & HGY/2019/2863). Various sized dormers can be found at the rear of similar three-storey terraced houses in other roads around the application site and within the Stroud Green conservation area.

It is recommended that a condition be imposed on any grant of consent requiring the works to be undertaken in materials to match the existing building.

The proposed changes to the front of the dwelling involves the installation of three small conservation style rooflights to the front roof slope. There are a mix of rooflights featured on neighbouring properties along Victoria Road of varying number, size and design.

The scale, positioning and number of rooflights would not result in an unacceptable impact on the character of the building or wider townscape, or excessive cluttering of the front roof plane. It is recommended that a condition be imposed on any grant of consent requiring the rooflights to be 'Conservation style', flush with the front roof plane on which they are installed.

Overall, the proposal is considered to be acceptable and consistent with the relevant policies outlined above protecting local visual amenity and preserving the character and appearance of the conservation area.

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 outlook to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties.

The proposed single storey infill and wrap-around rear extension would create a long flank wall along the boundary with the neighbouring property at 33 Victoria Road, which currently has no extension within its side return. The proposal is flat roofed with an eave's height of 2.9 metres. Ordinarily, where an infill extension creates a long flank wall along a neighbouring boundary, officers would require that the eaves height along this boundary be reduced to around 2.3 metres to avoid an overbearing or unneighbourly relationship with the adjoining property. However, in this case an application has been received from the neighbouring property (33 Victoria Road – Ref: HGY/2023/0677) proposing a single storey infill and rear wrap around extension of their own which would mitigate any impact of the current proposal on their amenity. The occupiers of no. 33 have provided comments supporting the application at 35. It is anticipated that the application at no. 33 will be recommended for approval once the notification period has ended.

The proposed rear extension would extend to the same depth as the existing extension to the rear of no 31 Victoria Road and would therefore have no materially harmful impact on the residential amenities of this property's occupiers.

The proposed rear dormers would not result in an unacceptable loss of privacy over and above the existing situation, where first and second floor windows already overlook rear gardens in a conventional residential arrangement in an inner London setting. The proposal is therefore acceptable with regards to neighbouring amenity considerations.

Conclusion

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

RECOMMENDATION

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.

- 3 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 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.