

Officer's Report

Application Number	HGY/2022/4352
Type	Householder planning permission
Location	3 Myddelton Road, Hornsey, London, N8 7PY
Proposal	Erection of a rear dormer and a first floor rear extension (AMENDED PLANS).
Case Officer	Matthew Gunning
Valid Date	07/12/2022
Applicant	Mr Patel
Agent	Mr Dipesh Surti

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site relates to a two-storey, detached property located on the western side of Myddelton Road. The site does not fall within a conservation area, but adjoins the boundary of Hornsey Conservation Area.

3. Relevant Planning and Enforcement History

HGY/2020/3020 - Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA -Not required - 04/1/2021.

HGY/2021/1377 - Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA – Refused 24/06/21.

HGY/2021/0289 - Application to determine if prior approval is required for a proposed new dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AD, involving 1 no. additional dwelling. – Approved 23/02/2021.

HGY/2022/0502 - Application to determine if prior approval is required for a proposed Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA for the change of use of part of the second and third floors, into three residential flats. – Refused 06/04/22.

4. Neighbour Consultations

No comments were received in response to neighbour notification.

5. Design

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its

locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

As noted above the property here benefits from consent for the construction of an additional floor with roof form to match the existing, under 'permitted development'. This is a 'fall-back position' and a consideration in the determination of this application.

The scheme involves adding a dormer on the rear roof slope, which has been amended from that submitted. The dormer rather than being full width only occupies part of the rear roof slope, with areas of openly visible roof slope left to either side. Equally the dormer is set down from the ridge of the roof.

The works also involve a modest first-floor extension above an existing ground floor outrigger. Given the varied character to the area here, which includes three storey buildings, purpose-built blocks of flats, a commercial parade with two floors of accommodation above, the resulting building as extend, is considered to be acceptable in design and form and not harmful to the character and appearance of the adjoining conservation area.

6. 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.

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 the amenity of neighbouring residents.

The proposed rear projection at the first-floor and rear dormer would not affect neighbouring occupiers in terms of daylight and sunlight.

In terms of overlooking, while accepting the rear garden to this site is very small, the glazing to the dormer and first-floor extension will have obscure glazing to minimise overlooking.

As reflected above given the varied context in which this building sits, in terms of building typologies, the development would not give rise to adverse harm to neighbouring amenity.

7. Conclusion

As per the amended plans the proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. RECOMMENDATION

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: 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.