

Officer's Report

Application Number	HGY/2023/1171
Type	Householder planning permission
Location	Flat B, 68 Carysfort Road, Hornsey, London, N8 8RB
Proposal	Proposed loft conversion with a rear L-shaped dormer, and creation of roof terrace to rear with masonry upstand, obscure glazed screens and handrail. (AMENDED DESCRIPTION)
Case Officer	Daniel Kwasi
Valid Date	28/04/2023
Applicant	Rachel Forster
Agent	Mr Raymond Crosby

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

3 representations were received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- Scaffolding going go up (Comment Not a planning issue)
- Not receiving neighbour consultation letter (Comment: consultation letters were sent in time and covered the 3-week consultation period).

REASONS FOR GRANTING PERMISSION

The subject site is a 2-bedroom self-contained flat covering the first and second floor levels in a subdivided residential property. The building is a cream coloured and end-of-terrace with a pinnacle in above the bay window column covering the first and second floor, and a front garden with hedging and fencing along the edges. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

68B Carysfort Road

PRE/2022/0290 15/12/2022 Proposed Rear Roof Extension and Roof Terrace

HGY/2004/1606 03/9/2004 GTD Erection of rear dormer window and rooflights to front elevation.

HGY/2004/0481 02/4/2004 REF Installation of rear dormer window and 3 rooflights to front elevation.

62 Carysfort Road

HGY/2006/1680 05/10/06 GTD Erection of rear dormer window and back addition dormer window with balustrade.

HGY/2008/1153 23/07/08 GTD Retention of roof terrace.

66 Carysfort Road

HGY/2009/1213 19/10/09 GTD Loft conversion entailing insertion of 2 velux windows to front roofslope, erection of rear dormer window and creation of roof terrace to rear with masonry upstand and painted steel handrail

The proposed development is for a loft conversion with a rear L-shaped dormer, and creation of roof terrace to rear with masonry upstand, glazed screen and handrail. The dormer above the rear outrigger would be half the depth. There are similar examples at the neighbouring properties as stated above in the planning history.

The roof terrace would be adjacent to the dormer at the rear and would be set back from the rear edge of the outrigger by 1m with a 1.1m high glass balustrade and planters in front (house side) of the balustrade with some soft planting. The roof terrace would also comprise 1.8m high obscure screening on the side boundaries of the roof terrace. The proposed dormer, roof extension and terrace would be similar to the existing dormer and roof terrace next door at no.66.

The proposed dormer would provide space for the new living area and the kitchen. Access to the roof terrace would be via the French doors adjacent to the kitchen. The materials would be slate or slate effect to match the existing dwelling, and the roof would be a felt flat roof. The roof terrace would exceed the minimum depth requirement for outdoor private space and therefore complies with policy. Fire Safety precautions have been provided within the design which are highlighted in the drawings and the submitted Fire Safety Report.

The proposed roof dormer would be below the ridge of the main roof and within the flank walls. It would also not extend more than half the depth of the rear outrigger, and so it would be subservient to main building. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Both side boundaries of the roof terrace would comprise 1.8m high obscure screen to prevent overlooking into the neighbouring properties. The roof terrace being set back by 1.1m from the rear edge would also prevent further overlooking to the ground floor flat garden. The height and depth of the dormer extension and roof terrace would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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.

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.