

Officer's Report

Application Number	HGY/2023/1187
Type	Householder planning permission
Location	158 Woodfield Way, Wood Green, London, N11 2NU
Proposal	Proposed rear dormer extension over bay window (Note: A PD application for a hip to gable and dormer has been granted under Planning Application HGY/2022/4121. A planning application to extend the Level 1 bay window has been granted under Planning Application HGY/2022/4388).
Case Officer	Zara Seelig
Valid Date	02/05/2023
Applicant Agent	Mr Daryl Prasad

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed rear dormer extension over bay window.

A PD application for a hip to gable and dormer has been granted under Planning Application HGY/2022/4121.

A planning application to extend the Level 1 bay window has been granted under Planning Application HGY/2022/4388.

This proposal is to extend the previous granted Dormer over the Level 1 bay window.

Site and Surroundings

The application site is a two storey semi-detached dwelling situated on the Southern side of Woodfield Way where it meets Gordon Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement History

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

HGY/2022/4016 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 4m – Prior Approval – Not required

HGY/2022/4121 - Proposed hip to gable loft extension, rear dormer with solar panels and front rooflights – Permitted Development

HGY/2022/4388 - Proposed extension to bay window at first floor level – Approved (with conditions)

HGY/2023/1196 - Proposed hip to gable roof extension and rear roof dormer with Solar panels and roof lights. Triple glazed windows to replace existing and new windows.
New insulated external render to match existing. – Current pending application

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 neighbour consultation 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:

Supporting: None

Objecting: None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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 proposal is not considered acceptable in terms of design, the proposal is not set back from the eaves. There is consistency throughout the development within the street and so this proposal would be out of character with the pattern of development within the area. It would be highly visible from the street scene and would appear jarring. The proposal is bulky and results in the application dwelling appearing top heavy. Therefore, the proposal would not be acceptable in terms of design.

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 amenity of neighbouring resident.

The proposal would cause no more overlooking than the dormer allowed under permitted development. As the proposal is at roof level, it would not cause overbearingness or loss of daylight/sunlight to neighbouring properties. The proposal would therefore not adversely impact the

amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Other Matters

The hip to gable and rear dormer appears to be intended to be built together with this application for an extension, as you have not already built the PD hip to gable/dormer and would construct the proposals as a whole, the permitted development element of the proposed works would lose the permitted development compliance as it would not be built in accordance with the plans submitted to the council under the PD application.

Conclusion

The proposal is not considered acceptable in terms of design and does not comply with relevant planning policies.

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.

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.

RECOMMENDATION

Refusal Reasons:

The proposed roof extension would appear overly large and out of keeping with the character and appearance of this property and the general pattern of development, contrary to policy SP11 of the Haringey Local Plan and policies DM1 and DM12 of The Development Management DPD 2017.