

Officer's Report

Application Number	HGY/2023/1226
Type	Householder planning permission
Location	29 Woodland Gardens, Hornsey, London, N10 3UE
Proposal	Alterations and additions to existing dwelling, including new first floor extension to accommodate a new office space, roof extension to rear of main roof, five Velux rooflights to front of main roof, removal of rear chimneys and addition of flat roof solar panels at rear.
Case Officer	Eunice Huang
Valid Date	09/05/2023
Applicant	Mr and Mrs Silverman
Agent	Mr Declan Fallon

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 The application has been publicised by way of letters. No representations were received in response to notification of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 This application seeks consent for a new first floor extension to accommodate a new office space; loft conversion and rear roof extension; addition of five rooflights to the front roof plane; removal of rear chimneys; and addition of flat roof solar panels. The loft conversion would provide an additional bedroom and en-suite bathroom.

2.2 The application site is a mid-terrace dwelling. The site is not located within a conservation area.

2.3 The planning history of the site has been taken into account when coming to this decision. The applicant has referenced other approved roof extensions in the surrounding area at No. 23 and No. 31 Woodland Gardens. A search through Council's records also found that a full width roof extension was approved under HGY/2021/1723 on 03/08/2021 at No. 5 Woodland Gardens. Full width roof extensions are extant on the same street at Nos. 3, 53 and 57.

2.4 The roof extension would be set from below the existing ridge and above the existing eaves, spanning between the party walls. The roof extension is proposed with vertical tile cladding. The roof extension is sufficiently subordinate and proportionate in relation to the host three storey terrace building and surrounding development. As outlined above, full width rear roof extensions are extant and have been recently approved on Woodland Gardens.

2.5 The number of rooflights is considered appropriate for a dwelling of this size and these would be well proportioned in the roof. The addition of solar panels above the roof extension and the removal of two existing chimneys would not detract from the appearance of the dwelling.

2.6 The first floor rear extension is limited to the footprint of the existing central outrigger. Due to the site topography and existing split level of the dwelling, the extension would be the third storey

above the rear garden level. The proposed bulk and scale will not be discordant with surrounding development in the immediate area, which includes a similar approved first floor outrigger extension at the adjoining No. 31.

2.7 The scale and massing of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The extensions are located on the northern side of the existing building, with any additional shadows falling primarily onto the rear gardens. The extensions are subservient in height to the existing terrace and sited within the existing building footprint. The roof extension is setback from the rear façade of the lower levels, and the first floor outrigger extension is centrally located away from the side boundaries.

2.8 One fixed window and two sliding doors with Juliet balconies are proposed on the rear elevation of the roof extension. Loft level glazing with railings are a common feature along Woodland Gardens. The proposed glazing are not considered to present significant overlooking beyond that of existing roof extensions in the vicinity. There is sufficient separation distance to the rear to mitigate privacy impact.

2.9 The proposed rear window of the first floor extension would not facilitate significant additional overlooking, due to extant first floor and loft level rear windows at this dwelling and adjoining properties. The side-facing window is proposed with obscured glazing, and a condition will be attached to ensure that this is implemented.

2.10 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 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.

2.11 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

Approve with 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 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.

- 4 Prior to the first occupation of the development hereby approved, the first floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

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:

- **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.
- **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.