

Officer's Report

Application Number	HGY/2022/4060
Type	Householder planning permission
Location	Flat B, 47 Rathcoole Avenue, Hornsey, London, N8 9LY
Proposal	Erection of rear dormer extension and installation of two roof lights to the front roof slope.
Case Officer	Michelle Meskell
Valid Date	15/12/2022
Applicant	Mr david barnard
Agent	mr david barnard

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of a rear dormer and the installation of two velux roof lights to the front.

Site and Surroundings

The application site relates to the flat occupying the first and second floors of the building. The site is not located within a conservation area.

Relevant Planning and Enforcement History

HGY/2022/0455 Erection of single storey rear extension. Granted 28/12/2022.

It appears that the group of terraced properties comprising 41-47 Rathcoole Avenue were jointly granted planning permission in the 1970s to be converted into flats.

47 Rathcoole Avenue is registered for Council Tax purposes as two separate flats.

Consultation Responses

No representations were received in response to the notification and publicity of this application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
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.

There are similar examples of this type of roof extension in the immediate area and as such this addition would not appear out of keeping. There would no views of the proposed dormer extension from the public highway. The modest size of the roof lights would not have any materially harmful impact on the character or quality of the streetscene.

The proposed rear dormer extension takes up the whole of the rear outrigger and normally a more subordinate size of roof extension would be sought in order to retain more of the original rear roof form. However given the similar sized dormer to the rear of the attached neighbour at 49 Rathcoole Avenue and the presence of other significant rear dormers to elsewhere along this terrace, the proposed dormer would not appear unusually large or out of keeping. Given this context the proposed dormer is considered acceptable in terms of its design and appearance.

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. 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 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.

In relation to amenity, Officers note that there are similar developments in the immediate area. It is considered that the proposed development would not adversely affect the amenities of the occupiers of neighbouring properties by reason of overbearing appearance, loss of light or loss of privacy.

Conclusion

The proposal would have an acceptable impact on the character and appearance of the host property and the street scene. Its impact on the residential amenity of neighbouring occupiers is also considered acceptable.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

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

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.

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.