

Officer's Opinion



Case Number	HGY/2023/1240
Type	Householder planning permission
Location	29 Mattison Road, Hornsey, London, N4 1BG
Proposal	Proposed roof terrace and change existing window to a door for access to roof terrace
Case Officer	Oskar Gregersen
Review Date	04 July 2023
Applicant	Mr Michael Cerillo
Agent	Civils Consulting Ltd

Opinion

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for the addition of a 1.2m tall frosted glass railing and alteration of a window to a door to facilitate the addition of a roof terrace, 2m deep with an area of 5.5 sq.m.

Site and Surroundings

2.2 The application site is a two-storey residential dwellinghouse with tow-storey bay on the front elevation. There is a variety of roof shapes in the terrace with some properties having gables over their bays and some without. Many of the properties in the terrace are finished in red brick and have attractive window detailing with fine timber glazing bars.

2.3 The application site is not located in a conservation area.

Relevant Planning and Enforcement history

2.5 There is no planning history in relation to the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

- No consultees

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 20 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: 0

Objecting: 0

Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

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

Design and appearance

5.2 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.

5.3 Permission is sought for the addition of a railing complete with frosted glass at 1.2m in height, and the alteration of a window to a door, to facilitate the use of the large outrigger as a roof terrace.

5.4 The proposed roof terrace would have an area of 5.5 sq.m and would leave a portion of the existing outrigger uncovered. Officers note that submitted drawings and satellite imagery shows that the site has had dormer and outrigger extensions added, however these appear to be in line with the permitted development guidelines in the GDPO.

5.5 The proposed terrace is seen to appear sub-ordinate to the host dwellinghouse.

5.6 Overall it is deemed that the addition of the terrace would not be detrimental to the host dwellinghouse, or the character of the surrounding area, in accordance with DPD

Policies DM1 and DM12, as well as Local Plan (2017) Policy SP11 and London Plan (2021) Policy D6.

Impact on neighbouring amenity

5.7 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.

5.8 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.

5.9 The proposed roof terrace would have a railing height of 1.2m, with the glass portion of the railing being frosted in an effort to mitigate impact on neighbouring amenity.

5.10 As the roof terrace would be pulled away from the back of the outrigger adequate separation distance between the proposed terrace and neighbouring dwellings/ gardens is achieved. The fact the terrace is pulled back also means that the line of vision down into neighbouring gardens would be in part interrupted by the remaining area of flat roof over the outrigger. The use of an obscure balustrade would also serve to interrupt views out when sitting in the roof terrace, as such minimising opportunities for overlooking.

5.11 In terms of No 27 Mattison Road, as per the application site, the windows to its side return are expected to serve non-habitable accommodation. In relation to No 31, the position/ existence of a large chimney midway along the party wall of the outrigger will serve to minimise overlooking to rear windows to the back of this property.

5.12 In considering this application it is also important to bear in mind that in an urban area such as this, there is already a degree of mutual overlooking between properties, namely into gardens from upper floor windows.

5.13 In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions. As such in planning terms there is no strong basis to argue that such a roof terrace would generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

5.14 In relation to the properties to the rear of the site, on Duckett Road, these are taller by one storey and situated higher than the application site due to the topography of the area. Due to these factors Officers deem that the impact of the addition of a roof terrace would be not be significant.

Conclusion

5.15 The proposal is considered acceptable as the proposed terrace would be modest in size
would not appear dominant nor adversely affect the amenity of neighbouring occupiers.

5.16 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

7. CIL APPLICABLE

No new floorspace is being created.

8. RECOMMENDATION

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: 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.