

Officer's Report

Application Number	HGY/2023/0303
Type	Householder planning permission
Location	Top Floor Flat, 83 Cavendish Road, Hornsey, London, N4 1RR
Proposal	Proposed erection of a loft conversion/extension with a rear L-shaped dormer and 2no. front slope rooflights. Proposed construction of a rear roof terrace above existing outrigger with 1.7m obscure glazed screen and 1.3m high obscure glazed screen. (AMENDED DESCRIPTION)
Case Officer	Daniel Kwasi
Valid Date	15/03/2023
Applicant	Mr Armando Elias
Agent	mr Armando Elias

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is a flat on the first floor level in mid-terrace subdivided residential property that is two-storey in height. The site is not within any conservation area nor is it within the curtilage of a listed building. The surrounding area is predominantly residential in character with two-storey terrace buildings, some of which have has loft extensions and conversions.

The surrounding is predominantly residential in character, in the Harringay ward where the streets between Turnpike Lane in the north and Umfreville Road in the south have a ladder arrangement. The New River also passes through some of the streets in this ward of the borough.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions, although no examples of planning permission for a roof terrace.

Design and Appearance

This is an application for the proposed loft conversion/extension with a rear L-shaped dormer on the main roof and above the outrigger, and 2no. front slope rooflights. The proposed loft conversion would provide space for 1no. additional bedroom, a toilet and shower room, and a living room. The external materials would comprise zinc cladding or similar, Juliette balcony with glass doors to match the existing windows, and a door to access the roof terrace.

The revised plans show a 1.3m high obscure glazed screen instead of the originally proposed 1.1m high black safety railings, which would be provide more privacy for both the occupant and the neighbour. This conversion would provide a second floor for the existing flat on the first floor level.

The edges of the proposed roof terrace would be stepped back from the edges of the outrigger by approximately 0.7m on the rear elevation and 0.6m on the east elevation.

The proposed rear roof dormer would be between the flank walls, below the ridge, and above the eaves of the main roof. The dormer above the outrigger would be half the depth of the outrigger. Therefore, 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.

Impact on Neighbouring Amenity

The boundary treatment of the roof terrace has been designed to reduce the amount of overlooking into neighbouring properties. There are also examples of roof terraces on the rear side of houses above the outriggers in the immediate area between Cavendish Road, Green Lanes, and Ducketts Road, so it should be noted that in urban areas there is already a degree of mutual overlooking between properties from upper floor windows into rear gardens below.

It should also be noted that the potential for noise generated through the use of the proposed roof terrace would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The proposed roof terrace would not result in an unacceptable impact upon the amenities of neighbouring occupants, and therefore the proposal is considered to be acceptable.

The height and depth of the roof dormer extension and the front rooflights would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. 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 policy 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.

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.