

Officer's Report

Application Number	HGY/2023/1188
Type	Householder planning permission
Location	First Floor Flat B, 2 Seymour Road, Hornsey, London, N8 0BE
Proposal	Conversion of part of the rear outrigger to a roof terrace and internal reconfigurations.
Case Officer	Cameron Sturges
Valid Date	02/05/2023
Applicant Agent	Mr Felix Andre

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 The proposed development includes a roof terrace on top of the rear outrigger, comprising 1.8m high visually permeable screening and some minor internal alterations.

Site and Surroundings

2.2 The subject site is a mid-terrace dwelling used as flats. The subject site includes a 2-storey rear outrigger which is a prominent feature for rear terraces along Seymour Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.3 The planning and enforcement history for the site has been taken into account for this application as outlined below:

- HGY/2015/3123: Raising of the ridge to match the new build at 2d and 2e, the formation of a rear dormer and the insertion of three rooflights to front roofslope – GRANTED 14/12/2015

3. CONSULTATION RESPONSE

3.1 The following groups were notified of the proposal:

- Harringay Ladder Community Safety Partnership: No comments were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters sent to neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Support: 0

Object: 1

4.2 The material planning considerations raised in the objection are summarised as follows:

- Design: The design is inconsistent with the style and appearance of neighbouring properties.
- Loss of privacy: The proposed terrace will result in a loss of privacy to rear gardens and habitable rooms.
- Loss of or reduction in light: The design will result in a significant loss of light to neighbouring rooms.
- Aspect: The proposed terrace will inhibit rear aspects of our property.
- Noise: The use of the proposed terrace will inevitably result in additional noise nuisance to neighbouring properties.

4.3 The above considerations are addressed in section 5 of this report.

5. MATERIAL PLANNING CONSIDERATIONS

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

- Design and appearance; and
- 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.

5.3 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.

5.4 The scheme proposes a roof terrace comprising a 1.8m high wooden batten privacy screen that is visually permeable as well as composite decking. The applicant originally provided plans that showed the roof terrace covering the entire outrigger. Updated plans show the roof terrace leaving a portion of the outrigger uncovered. The terrace will be approximately 5.88m in depth and 3.3m in width, pulled in from the flanks adjoining No. 2E and No.4, which has a small parapet wall dividing the privacy screen and the property boundary.

5.5 While not as common in this area, there are some roof terraces on such terraced properties in the wider 'Harringay Ladder' in which the site lies, including examples granted planning permission under the current planning policy framework. It is noted that several roof terraces exist in rear terraces along Seymour Road.

5.6 Recent planning permission was granted for a roof terrace at 87 Seymour Road (HGY/2022/4479) that reflected a similar size and scale as this proposal and comprised a similar height of privacy screening (1.7m). Furthermore, the proposal did not cover the entirety of the outrigger and the design was acceptable in consideration of the surrounding area and amenity.

5.7 The proposed roof terrace would not be visible from the street, and it would be of such size that it would not result in the loss of the majority of the roof profile of the outrigger. The proposed roof terrace is therefore considered proportionate and subordinate to the host building.

Impact on neighbouring amenity

5.8 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.

5.9 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.

5.10 The privacy screening is at a height that would prevent overlooking into the rear windows of neighbouring properties. Furthermore, 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. Given the setting and the position of the terrace and its relationship with rear neighbouring properties, it is considered that there would be no unacceptable overlooking or loss of privacy.

Conclusion

5.11 The proposal is considered acceptable and would be in keeping with the character and appearance of other dwellings in the area and would not impact on the neighbouring amenity.

5.12 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.

6. CIL APPLICABLE

N/A

7. 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.

- 3 The approved screen around the perimeter of the proposed terrace shall be fully installed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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: 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.