



Officer Report

Application Number:	HGY/2023/0620
Application Type:	Householder planning permission
Address:	15 Greenfield Drive, Hornsey, London, N2 9AF
Proposal:	Construction of dormer windows and rooflights to side roof slopes to facilitate a loft conversion. Hip to gable extension to rear roof to facilitate new rear facing window and new front facing window to front gable.
Case Officer:	Mercy Oruwari
Valid Date:	02/03/2023
Applicant:	Mrs Renata Brukiene
Agent:	Mrs Renata Brukiene

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the construction of dormer windows and rooflights to side roof slopes to facilitate a loft conversion. Hip to gable extension to rear roof to facilitate new rear facing window and new front facing window to front gable.

Site and Surroundings

1.2 The application site relates to a two storey, terraced property located on the western side of Greenfield Close. The host property is not listed and the site does not fall within a conservation area.

Relevant Planning and Enforcement history

1.3 There is no previous planning history on this site.

2. CONSULTATION RESPONSE

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

- None

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of x site notice displayed in the vicinity of the site and x 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:

Objecting: 2

Supporting: 0

3.2 The following local groups/societies made representations:

· None

3.3 The following Councillor(s) made representations:

· None

3.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of privacy
- Loss of light
- The location of some of the windows will prohibit neighbours with expansion of their properties in the future.

3.5 The following issues raised are not material planning considerations:

- Impact on property values (Officer Comment: This is not a material planning consideration).
- Noise and disturbance during the construction period (Officer Comment: This is not a material planning consideration however an informative regarding hours of construction will be applied to the approval. Anything above those parameters can be addressed by the relevant Noise and Environment team within the Council).

4. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and appearance

4.2 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.

4.3 The proposal would consist of two side dormers and a hipped to gable alteration to the roof at the rear with new installed windows and roof-lights. It is noted that a number of side dormers have been constructed within the vicinity of the site.

4.4 The proposed south facing side dormer as submitted was larger and sat forward of the central ridge. This would have removed the triangular elements of the roof slope which are features of this area. The size of the southern dormer was significantly reduced so as to sit behind the central ridge. This resulted in both dormers being set back and barely visible from the street, with the triangular feature of the central ridges being retained. Both dormers would be largely screened by the roofs of the neighbouring properties either side. As such, the proposed dormers would not appear as uncharacteristic features within the street. The dormers would be subordinate in scale to the main roof and would comprise of a hipped roof design, similar to that found within the street.

4.5 The proposed hip to gable roof extension would be located to the rear and given this would relate to a small portion of hipped roof and not highly visible from the street, it would not significantly alter the character of the host building. Gable end roofs are also a common feature within the locality of the site.

4.6 The original plans included a window on the northern side serving the staircase. Due to its location in close proximity to the neighbour's boundary this was removed. All the other proposed rooflights/windows remain as proposed. The rooflights, whilst larger than would normally be considered acceptable, would not project excessively from the plane of the roof and would not significantly alter the character and appearance of the host property when viewed within the context of the streetscene.

4.7 Overall, the proposed roof extensions would have an acceptable impact upon the character and appearance of the host property and the surrounding area.

Impact on neighbouring amenity

4.8 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.9 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.

4.10 It is noted that concerns have been raised in relation to overlooking and loss of privacy. However, there would be no windows directly facing any habitable room windows of neighbouring buildings.

4.11 Concerns were also raised regarding the window on the side of the northern elevation serving the staircase. If installed there would have been an unacceptable possibility that the inclusion of such a window would have prejudiced the neighbours future right to carry out a roof extension. Equally, typically at Building Control stage, windows on a boundary cannot be supported. As stated previously, this has been resolved by the window being subsequently removed.

4.12 The proposed dormers wouldn't be of such a significant scale so as to appear overbearing or result in a loss of outlook or daylight to any neighbouring residential occupiers.

4.13 Overall, subject to conditions, the proposed development would have an acceptable impact upon the residential amenity of neighbouring occupiers.

Conclusion

4.14 The proposal is considered acceptable and would not have a negative impact upon the character and appearance of the host property, surrounding area and upon the residential amenity of neighbouring occupiers.

4.15 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.

5. CIL APPLICABLE

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.

6. RECOMMENDATION

GRANT PERMISSION subject to the following 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans.

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.

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.