



Officer Report

Application Number:	HGY/2023/1441
Application Type:	Householder planning permission
Address:	181 Park Road, Hornsey, London, N8 8JJ
Proposal:	Alteration of existing rear outrigger roof to form first floor roof terrace
Case Officer:	Sabelle Adjagboni
Valid Date:	31/05/2023
Applicant:	Phil Coan
Agent:	Ms Virginia Barbisan

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a proposed first floor roof terrace and alterations to the existing outrigger and flank wall.

Site and Surroundings

The application site is a two-storey semi-detached house on the northern side of Park Road. It is not in a conservation area nor is it a listed building.

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

HGY/2023/1384 | Certificate of Lawfulness for a proposed loft conversion including hip to gable extension, rear dormer with Juliet balcony and insertion of 4 roof lights at front - Permitted Development.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 9 letters to neighbours. 3 objections from the immediate neighbours at 183 and 179 were received. The material issues raised were in relation to

privacy, overlooking and overshadowing. These will be discussed in the subsequent sections of this report.

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.

The proposed roof terrace includes an alteration to the roof of the existing ground floor outrigger by flattening and raising it, which is acceptable in principle subject to all other planning considerations. The terraced is proposed to span over the full surface of the top of the outrigger and the full width of the property, thereby, spanning over a depth of approximately 4.2m at a height on the first floor of 1.7m and overall height of about 4.5m from the ground level.

Although the principle of a roof terrace is considered acceptable, the scale of the proposal would be uncharacteristic for the area and overbearing to the host building. A full width terrace at a significantly smaller depth similar to the neighbours at 173 might be considered more appropriate.

Therefore, the scheme would undermine the existing uniformity of the host building and pattern of development in the area.

As such, in design terms, the proposal is considered at odds with the above policies.

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.

Although, the neighbour's property at 183 is at a higher ground level, the proposal will still result in a height around 3.5m on the boundary above the neighbours' ground level. This combined with a depth of approximately 4.5m, is considered excessive and unsympathetic. The proposal also poses privacy concerns due to its depth as it creates chances for overlooking into the rooms of the neighbours' properties and the rear gardens of properties close by. The depth of the proposal would also create some overshadowing to the neighbours at 183, which includes a number of windows in the flank elevation.

As such, the proposal is considered at odds with the above policies, due to the impact on neighbouring amenity, in terms of over looking, loss of privacy and loss of light.

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

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.

RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The proposed development by virtue of the scale, mass, design and location of the proposed roof terrace and extended wall/screen, would lead to a built form of an unsympathetic scale which would be out of character with the surrounding area and would result in a negative impact on neighbouring amenities in terms of overlooking, over shadowing and loss of light, contrary to Policy D4 and D6 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).