



Officer Report

Application Number:	HGY/2023/1595
Application Type:	Householder planning permission
Address:	35 Mayfield Road, Hornsey, London, N8 9LL
Proposal:	The proposal is for alterations to an existing dormer extension, increasing the height of the party wall, a new outrigger dormer and roof terrace.
Case Officer:	Ben Coffie
Valid Date:	16/06/2023
Applicant:	Mr David Rom
Agent:	Nicholas Kirk

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposal is for alterations to an existing dormer extension, increasing the height of the party wall, a new outrigger dormer and roof terrace.

Site and Surroundings

1.2 The dwelling is located on the western side of Mayfield Road opposite the entrance to Stationers Park. The dwelling is a two storey terrace house characterised by a two storey bay window feature and red brick finish. The site benefits from front and rear roof extensions and a rear infill side extension.

1.3 The site is not located in a Conservation Area and is not Listed.

Relevant Planning and Enforcement history

HGY/2014/2561- Erection of single storey side infill extension

2. Consultation response

2.1 No consultation

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 13 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: 1

Objecting: 1

Supporting: 0

3.2 The application has received planning concerns raised in the objections directed mainly towards the proposed terrace within the roof off the outrigger. These concerns are outlined below.

- unacceptable overlooking of adjoining rear gardens; the proposed 1.1m high glass screen to the terrace is adequate to prevent overlooking.
- with front and rear dormers and a garden office structure already, further extension at second floor level would result in overdevelopment of this site.
- The proposed terrace will cause a negative precedent in the area.

3.3 The below concern is a non-planning matter therefore would not be addressed in the assessment of the development.

- this property is a house with a reasonable sized rear garden so there is no need for a roof terrace to provide private amenity space;

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and character and appearance of the area; and
2. Impact on neighbouring amenity.

Design and character 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 proposed changes to the front dormer would include replacement of concrete tile dormer cladding and roof covering with new slate finishes and the existing window aperture adapted and new heritage style timber sash windows installed. These will match the original style and be aligned with the existing bay window openings below.

4.4 The existing rear dormer would be widened to allow access to new outrigger, with new zinc cladding to replace existing concrete tile and the existing eaves window over stair to replace existing double velux arrangement.

4.5 The proposed new outrigger would measure 2.7m in height, 3.5m in depth and 3.3m in width. It would also be finished in zinc cladding. The proposed terrace would measure 1.7m in depth and 2.1m in width.

4.6 The replacement of concrete tile dormer cladding and roof covering with new slate finishes and the existing window aperture adapted and new heritage style timber sash windows installed is considered acceptable and would represent a high quality improvement to the existing

property. The proposed scale and bulk of the widened dormer together with the double Velux is deemed acceptable and would have a proportionate appearance to the existing roof slope.

4.7 The proposed outrigger extension would not take up approximately half the depth of the roof of the existing two storey rear projection. Given this, the roof extensions are considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Whilst the proposed terrace would take up extra roof space, it is set in from the eaves significantly and is moderate in scale, therefore it would integrate appropriately above the roof.

4.8 Consequently, it is not envisaged that combined roof development would represent over development as the proposed roof extensions and terrace would integrate appropriately and not have a negative impact to the detriment of the host property and general area.

4.9 As such the proposed front rooflights would have an unacceptable appearance to the front roof slope.

Impact on neighbouring amenity

4.10 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.

4.11 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.

4.12 Due to the location of the proposed dormer above the main roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings.

4.13 Extensions on the outrigger can give rise to overbearing impacts particularly with overshadowing against upper floor windows of neighbouring properties. In this case the proposed outrigger is not considered excessive in depth and by reason that the privacy screen has been set in further away from the eaves, officers do not raise any concerns with regards to the loss of daylight/sunlight to neighbouring sites.

4.14 The proposed terrace would serve a family dwelling, and given its acceptable size and location, the proposal is acceptable in respect of the potential for undue noise and disturbance. Officers note that the location of the terrace would give rise to overlooking impacts especially against the adjoining dwelling no.37 given this property has a side window. However, this concern can be mitigated by an attached condition which requires details of a privacy screen to be submitted and approved if the LPA were minded to approve this application.

4.15 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.16 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.17 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.

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 proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 149 GA002 - 11 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 Prior to the construction of the roof terrace/balcony hereby approved, details of a 1.8metre high privacy screen along the side of the terrace shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the 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: 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.