



Officer Report

Application Number:	HGY/2023/1245
Application Type:	Full planning permission
Address:	First Floor Flat, 119 Seymour Road, Hornsey, London, N8 0BH
Proposal:	Proposed L-shaped dormer extension to the rear including a roof terrace, reinstatement of the original pediment roof over the property's front bay and the insertion of three roof lights to the front roof slope.
Case Officer:	Ben Coffie
Valid Date:	10/05/2023
Applicant:	Mr Ian Brown
Agent:	Mr Steven French

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development.

The application proposes an L-shape dormer roof extension and terrace, reinstatement of historic pediment roof and insertion of three Velux windows into front roof slopes.

The applicant has subsequently submitted amendments which include the following:

- The terrace has been set in from the eave by 400mm
- Installation of side privacy screens to the terrace.

Site and Surroundings

The application site is a two storey terrace property located on the north side of Seymour Road, The site has been subdivided into flats. The dwellings characterised by front bay windows and two storey outrigger at their rear.

2. LOCAL REPRESENTATIONS

The application has been publicised by way 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: 2

Objecting: 1

Supporting: 1

Concerns raised from the objector are summarised below.

Planning matters

1. Terrace

- The plan for a terrace on the second floor is fundamentally out of character with other developments in the area. The proposed terrace is highly unsightly and detracts from the properties in this neighbourhood maintaining a consistent aesthetic.
- The northernmost area of the terrace significantly overlooks my garden and compromises my privacy in this space. The proposed 1.7m screen on the west side of the terrace is not high enough to prevent overlooking. A man of average height, including myself, would easily see over this screen.

2. Height Increase

The height increase will result in loss of light in the narrow outdoor space between 119 and 117. There is a significantly reduced amount of light in the gap between the houses owing to the external insulation installed onto the exterior of the property at 117. This makes the entire structure a foot or so wider, thus reducing the light in this space.

The proposed development will further reduce the light reaching the ground floor windows in my flat to an unacceptable level.

Non-Planning Matters

1. Health

The objector has raised an objection against the development primarily because of their health in that the construction would exacerbate their symptoms.

Their primary objection stems from health considerations associated with Long COVID, as well as potential breaches of the Equality Act 2010.

These include chronic migraines which are of particular concern in the case of building works, as they are triggered and exacerbated by loud, unpredictable, or persistent noises. Their migraines then trigger a cascade of disabling symptoms including cognitive difficulties and extreme fatigue, which render them unable to work.

Officer's comments: It is acknowledged that the objector highlights that the proposed development would have a in impact on their quality of life however such concerns are dealt with under rigorous environmental legislation and are outside the remit of planning considerations. Moreover, a planning informative would be given to advise the applicant on the restriction of hours of construction.

2. Drainage

The proposed changes to the drainage system, which the addition of a second bathroom will place additional strain on.

The drain emptied down the exterior wall of my flat, endangering the masonry and creating a significant health concern.

It is essential that a Drainage Impact Assessment is mandated and performed by a trained and professional third party prior to any modification of the drainage system at the property taking place.

Officer's comments: The concerns raised on drainage are not considered planning concerns and are partly civil matters. Planning assessment would be undertaken where residential developments would give rise to issues regards to flooding. In this case the changes in drainage would not cause any potential flooding.

3 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and impact on the character 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 dormer roof extension and outrigger would largely mirror the roof extension at the adjoining site no.121, it is also noted that within the terrace, there similar developments therefore the proposed development would not be read as an incompatible addition to the terrace. Given this, the roof extensions are considered to be in keeping with the pattern of development in the area. The proposed terrace is moderate in scale and would integrate appropriately above the roof. As such, due to precedents set in the area which is now read as part of the character and appearance of the area the proposed roof extension acceptable in that they will integrate appropriately within its context. Therefore, it is not envisaged that combined roof development would represent over development.

There is one front rooflight proposed. The rooflight will be of modest scale to respect the integrity of the front roofslope. Therefore, the local character and visual amenity of the area will be protected.

As such the proposed development is considered acceptable and compliant with Policy D6 of the London Plan (2021) and policy DM1 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

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.

The roof extensions and rooflight would not result in any adverse impact against the occupiers of neighbouring sites in terms of loss of daylight/sunlight, loss of outlook and an increased sense of enclosure due to their location above the roof.

The proposed terrace would give rise to loss of privacy impacts due to overlooking into neighbouring garden areas and habitable rooms. However this would be mitigated by way of side privacy screens which are obscure glazing and are 1.7m high.

As such, due to the above considerations the proposed development would not inflict any adverse impact on 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

The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites.

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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 The 1.7 metre high balcony/terrace privacy screens shown on approved drawing number 102 Rev B shall be 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: 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.