



Officer Report

Application Number:	HGY/2023/0878
Application Type:	Householder planning permission
Address:	36 Connaught Gardens, Hornsey, London, N10 3LB
Proposal:	Erection of a single storey rear extension and part two storey, part single storey side extension incorporating the formation of a rear dormer and hip to gable extension including the installation of 3X front rooflights and 1x upper floor/1x ground floor side windows.
Case Officer:	Mercy Oruwari
Valid Date:	29/03/2023
Applicant:	Mrs Emma Keyse
Agent:	Ms Elli Farrant

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the erection of a two storey side extension including alterations to the roof.

Site and Surroundings

1.2 The application site is a two storey semi-detached property located adjacent to the entrance of Connaught House. The rear of the house and the rear garden is highly visible from the road. The site is not located within any conservation area or within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

- HGY/2023/1201 - Non-material amendment following a grant of planning permission reference HGY/2022/2308 to amend the drawings and details approved under Condition 2 (Approved Plans) to allow alterations to the approved extensions footprint on the northern elevation, to allow it to be built flush with the boundary, and to secure the flank/staircase window to be obscure glazed. Granted
- HGY/2023/0910 - Non-material amendment following a grant of planning permission reference HGY/2022/2308 to amend the drawings and details approved under Condition 2 (Approved Plans) to allow alterations to the approved extensions footprint on the northern elevation to allow it to be built flush with the boundary. Granted

- HGY/2022/3547 - Certificate of lawfulness for the proposed erection of a rear dormer extension. Permitted Development
- HGY/2022/2308 - Proposed part two storey, part single storey side extension, single storey rear extension, new windows & street facing rooflights. Granted
- HGY/2022/1693 - Erection of single storey extension which extends beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3m and for which the height of the eaves would be 3m. Refused
- HGY/2015/0782 - Erection of a side and rear single storey extension. Granted
- HGY/2014/3229 - Erection of a two storey side and rear extension and conservatory. Refused

2. **CONSULTATION RESPONSE**

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

- No consultees

3. **LOCAL REPRESENTATIONS**

3.1 The application has been publicised by way of 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 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:

- Lack of consultation for previous applications.
- No 38 consciously considered the privacy of No 36 when planning there house.
- Previous Pre-application advice was not in favour of the full width dormer.
- Combined with the previous approval of the 2 storey extension up to the gable level the additional full width dormer would result in an overbearing development.
- Visually it disrupts the approved stepped feature between the main roof line and the new extension.
- Although it is set at a right angle it will be possible to have an oblique view into No 38 ground floor room.

An acceptable dormer would be:

- A more modest size similar to No 34
- With vertical fins lining the northern edge of any openable windows.
- Openable high level vents with the lower main parts of the windows sealed shut.

- Any opening windows to be side-hung on the northern edge.
- Removal of the window closest to the northern boundary or replacement with high-level windows only.

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 Permission is sought for a full width dormer that will span over the original roof and the new gabled roof of the double storey side extension, which was approved at the end of 2022 (HGY/2022/2308). The proposed dormer would have 2 sets of 3x tall windows installed. A similar dormer was presented within the plans for the pre-application meeting in 2022. The proposal presented also included a two storey side extension and a single storey rear extension. Both were approved in the application HGY/2022/2308. The proposed dormer also spanned across the main roof and the roof of the new extension, identical to the proposed structure for this application. It was considered that a dormer of this size would be an incongruous, overbearing and overly dominant feature that would be at odds with the design characteristics of these semi-detached properties. It was advised that the scale of the dormer would need to be reduced to be deemed acceptable. It would need to sit within the original roof slope similar to the roof extension at No 34. A certificate of lawfulness for a dormer over the main roof was recently approved under permitted development. The Councils position has not changed and therefore the proposed works would not be acceptable.

Impact on neighbouring amenity

4.4 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.

4.5 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.

4.6 For this application in comparison to the proposed plans for the pre-application submission the scale of glazing has been increased. The windows were confined to the area of the dormer over the original main roof. The glazing would now partially sit over the roof of the new extension. This would increase the potential of overlooking for the newly built properties at No 38-50 which sit to the right of the entrance to the estate and currently do not experience overlooking from existing dormer windows in the vicinity.

4.7 Due to the siting, design and scale of the dormer there would be a material harm to the living conditions of the occupiers of the neighbouring dwellings below. There would be a material loss of privacy as well as a perception of overlooking for these neighbours. Overall, the proposed development would have a detrimental impact on the residential amenity of neighbouring occupiers.

Conclusion

4.8 The proposal is considered unacceptable.

4.9 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

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

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed dormer, by virtue of its siting, form, overall size and bulk and detailed design would have a discordant and prominent appearance, failing to integrate harmoniously with these semi-detached properties on Connaught Gardens and failing to respect the pattern and character of development of the immediate area, contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017).

The proposed dormer by virtue of its siting, scale and associated fenestration would be materially harmful to the living conditions of neighbouring occupiers with respect to overlooking and loss of privacy, contrary to Policies DM1 and DM12 of The Development Management DPD (2017).