



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/1670</b>                                                                                         |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                                              |
| <b>Address:</b>            | Flat A, 9 Gladwell Road, Hornsey, London, N8 9AA                                                             |
| <b>Proposal:</b>           | Proposed rear dormer extension to the main and outrigger roof with a small terrace and internal alterations. |
| <b>Case Officer:</b>       | Josh Parker                                                                                                  |
| <b>Valid Date:</b>         | 28/06/2023                                                                                                   |
| <b>Applicant:</b>          | Mr Jonathan Sweet                                                                                            |
| <b>Agent:</b>              | Mrs Maha Phillips                                                                                            |

## **RECOMMENDATION**

**Approve with Conditions**

### **SITE AND SURROUNDING**

The subject property at 9A Gladwell Road, Crouch End, is a 3-storey semidetached dwelling in use as flats. The area is comprised of other residential Victorian styled buildings comprised of red brick. The application pertains to the top flat which is a family sized unit. The building is not listed nor, located in a conservation area as the site falls between Crouch End and Stroud Green Conservation Areas.

### **PROPOSED DEVELOPMENT**

The applicant is proposing the following works to the rear of the dwelling:  
Proposed rear dormer extension to the main and outrigger roof with a small terrace and internal alterations. The proposed dormer total volume does not exceed 50m<sup>3</sup>.

#### Site History

All existing planning applications have been considered for this application. Relevant Applications:

HGY/2019/0709 – Formation of rear dormer. Approved 24/04/2019

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

### **CONSULTATION**

No conservation was sought nor received.

### **LOCAL REPRESENTATIONS**

The application has been publicised by the 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:

Objections:0

Support:0

## **MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

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

### **Design and Appearance Comments:**

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is to construct an outtrigger to the existing dormer mentioned in the above permission to create additional living space. Works would involve extending the floor plan of the dormer and adding a small terrace with the dimensions 3.5m by 1.25m with 1.7m high privacy screens to the north. The bulk, massing, design and choice of materials for the proposed the outtrigger would respect the scale, form and character of the host building and the wider area, it will allow a portion of the existing roof to be visible. It should be mentioned that both neighbouring properties have permissions to construct similar outriggers except they are completely internalised.

Consequently, the proposed extensions would not represent an intrusive addition to the host property and general area given the presence of similar extensions in the vicinity. The proposal is therefore acceptable with regards to design.

### **Amenity Comments**

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 proposed outrigger would equally not result in any significant adverse impact on the amenity of the neighbouring occupiers due to its moderate projection. In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions.

Equally it would not be the primary amenity space with this property, rather this would be the rear garden. As such in planning terms there is no strong basis to argue that such a roof terrace would generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

All works proposed meet all amenity tests when considering effects on noise, light, bulk, sense of enclosure and privacy for the observations discussed above.

### **Conclusion**

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. 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 screen around the roof terrace as shown on approved drawing numbers 4353-GA-314-PL 2, 4353-GA-315-PL 2 & 4353-GA-551-PL 2, shall be fully 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: 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.

**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.