



Officer Report

Application Number:	HGY/2023/2034
Application Type:	Householder planning permission
Address:	11 Bancroft Avenue, Hornsey, London, N2 0AR
Proposal:	Proposed formation of new front dormer window.
Case Officer:	Ben Coffie
Valid Date:	26/07/2023
Applicant:	Mr and Mrs L Harding
Agent:	Mr Michael Harrison

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed dormer to front roof slope.

Officers note that an application was granted planning permission (HGY/2017/1819) for a front dormer development identical to the one proposed in this current application.

Site and Surroundings

The application site is a two storey semi-detached dwelling located on the southern side of Bancroft Road. The site is not within a conservation area and is not a listed building.

Relevant Planning and Enforcement History

HGY/2017/2170- Proposed formation of new rear dormer window and three front rooflights. Approved 22/08/2017.

HGY/2017/1819 - Formation of new front dormer window- Approved 03/08/2017.

HGY/2016/3784 - Formation of front roof extension to provide additional room - Refused - 10/01/2017.

HGY/2016/3228 – Certificate of Lawfulness for loft conversion with rear dormers. - Approved 25/10/2016.

HGY/2004/0014- Erection of single storey rear extension- Approved 06/02/2004.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; 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.

While front dormer windows are generally not acceptable, however given the presence of existing front dormers to other neighbouring properties it is considered the front dormer would not appear incongruous to the street scene. The modest dormer located below the level of main ridge of the house, taking up only a small proportion of the front slope within which it would be set, would not dominate the existing roof profile. In its design and scale it would be very similar to the existing dormers on Bancroft Avenue and other houses in the immediate vicinity.

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 design of the dormer window to the principal elevation of the property is such that there would be no significant impact upon residential amenity for neighbouring residents. The small feature would ensure that there are no privacy or overlooking issues for residents opposite the dwelling. The proposal is acceptable in amenity terms.

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

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

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions:

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.

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.

