



Officer Report

Application Number:	HGY/2023/0989
Application Type:	Householder planning permission
Address:	11 Vallance Road, Hornsey, London, N22 7UD
Proposal:	Formation of two side dormer extensions, a rear hip-to-gable extension and the insertion of six roof lights (three in each side dormer roof).
Case Officer:	Daniel Boama
Valid Date:	06/04/2023
Applicant:	Mr Peter McDowell
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

4 representations were received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- Drawings not showing full elevations;
- Drawings not shown in context with neighbouring properties;
- Proposed development is quite different to others;
- Out of scale with the existing building;
- Failing to complement the host building which is of a distinctive Arts and Crafts style
- Proposal would degrade the appearance of the Conservation Area;
- Gable sits too close to the edge of the rear elevation;
- Windows proposed on each side extension are almost fully glazed;
- Drawing should contain details in respect of materials;
- Impact on conservation area due to side dormers being more prominent than the northeast chimney.
- Proposed side extensions are too high, obliterating the current dominance of the ridge across the roof;
- Large triple pane pointed top window, at the rear gable will be a discordant element;
- Increased overlooking of nearby properties and gardens;
- Overlooking caused by rooflights

REASONS FOR GRANTING PERMISSION

Site and Surroundings

The subject site is a detached residential two-storey dwellinghouse with loft accommodation. It is on Vallance Road, near the junction with Elgin Road. The site is located within the Vallance Road conservation area. It is not within, or adjacent to the curtilage of any listed buildings.

Vallance Road Conservation Area consists largely of residential properties with a small group of commercial properties and a library located around the junction of The Avenue and Alexandra Park Road. The houses are predominantly substantial, traditionally built, two-storey buildings and, whilst these are of a range of designs, there are common features such as bay windows, overhanging eaves and common materials which give the area a unified character

Planning History

The planning history of the site has been taken into account when coming to this decision. Here are some nearby examples:

9 Vallance Road

HGY/2022/0450 GTD 14/04/2022 Side dormer and rear gable roof extension with associated balcony and associated screening.

HGY/2021/2097 GTD 24/09/2021 Rear gable roof extension.

17 Vallance Road

HGY/2017/2767 GTD 14/11/2017 Erection of side dormer to main roof; Replacement of element of existing single storey rear extension with lean-to roof and roof light with single storey element of same footprint with a flat roof with parapet wall around roof light; External alterations to windows/doors to ground floor side elevation and affected element of single storey rear extension.

Impact on the character and appearance of the conservation area

The proposed 2no. side dormer additions are a regular and established feature in the immediate surrounding street scene and The Avenue, both within the Vallance Road conservation area. On 14th September 2023, the latest revisions were received, which show that the front wall of the side dormers have been pushed back behind the whole northeast chimney, which is the rearmost chimney closest to the front elevation. The northeast chimney is less prominent than southwest chimney, so it acts as buffer for the depth of both side dormers.

Previous revisions were received on 22nd June 2023 and 10th July 2023. The revised drawings on 22nd June 2023 revised the roof plan to show that the ridge of the main roof would be retained; however, the front wall of both side dormers was more prominent than the northeast chimney.

Furthermore, the revised plans received 10th July 2023 amended the roof type of both side dormer roofs to be hipped, similarly to the ones that have been built at nos. 17 at 19, to lessen the impact on the appearance of the chimneys.

Further revised drawings were received on 14th September 2023, setting the dormers further back from the property's front elevation. The revision also included the width of the side dormers being increased to compensate for the depth lost from the front. Although they have been further extended closer to the side walls, they still keep a separation distance (0.28m) from their adjacent chimneys, which gives regard to the character and appearance of the chimneys on the building and street scene. The roof type has also reverted back to the original proposal.

Concerns were raised about the rear elevation proposed gable window size, and the rear wall of the proposed side dormers being too close to the edge of the roof. Revised drawings were received on 6th October 2023 that addressed concerns. The gable window has now been reduced in size to match neighbouring properties by raising the height of the windowsill, so that it does not cut into the roof sloped but rather sits above it. Also, the rear wall of both side dormers has been setback from the rear elevation by 0.5m to reflect the neighbouring properties at nos.15, 17 & 19 Vallance Road.

Overall, 2no. side dormers would be an improvement on the neighbouring sites by creating a symmetrical appearance that has the same depth, width, and height on either side of the ridge, and be subservient due to the significant setback from the eaves, façade of the main house, and the whole of the northeast chimney. These features would also ensure that the internal height would be balanced across either side of the loft, which would improve the living space for the occupants.

Whilst it would be visible from the street scene in the conservation area, similar to the examples from nos.15 to 19, the above characteristics and the proposed materials are considered sufficient to reduce its visual impact from this perspective to a degree which would preserve the character and appearance of the conservation area.

It is noted that many of the houses on this road, feature roof extensions in the form of side and rear dormer windows. Many of these have flat roofs and some substantially alter the original shape and form of the roof, with some of these likely to pre-date the designation of the conservation area in 2008.

Regardless of how these roof extensions came about, they are part of the established character and appearance of the conservation area. The addition of roof extensions to the application building would therefore be consistent with the existing character of the area where dormer extensions are common. In this instance the character and appearance of the conservation area will be left preserved and also enhanced.

Impact on neighbouring amenity

The lowest part of the proposed side dormers would measure at least 1.8m above floor level and so would not be in a position to cause overlooking. The proposed side dormers and works here would not affect neighbouring properties. The proposal is acceptable in amenity terms. The height and depth of the dormers would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation 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.

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 unless otherwise stated on the plans hereby approved.

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: 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.