



Officer Report

Application Number:	HGY/2023/2326
Application Type:	Full planning permission
Address:	Flat A, 372 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal:	Formation of a hip-to-gable loft conversion with the addition of a rear L-shaped dormer loft extension and replacing a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house.
Case Officer:	Eunice Huang
Valid Date:	05/09/2023
Applicant:	Richard Kaufman
Agent:	David Abimbola

RECOMMENDATION

Refuse

1. CONSULTATION RESPONSE

1.1 No consultation responses were received.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the formation of a hip-to-gable loft conversion with the addition of a rear L-shaped dormer loft extension, and replacement of a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house.

3.2 The application site is a two storey semi-detached dwelling with a basement. The building is divided into two flats; one on the basement and ground floor level, and one on the first floor level. The proposed development relates to the flat on the first floor level. The site is located on the southern side of Alexandra Park Road, and forms a pair with the east-adjointing semi-detached dwelling at No. 374 Alexandra Park Road. The site is located in a residential area. Alexandra Park adjoins the site to the rear (south).

3.3 The planning history of the site has been taken into account when coming to this decision:

- HGY/2018/0003 – Excavation of basement under existing building footprint and the installation of front and rear lightwell – Approved with conditions 01/2/2018.
- HGY/2014/2826 – Erection of single storey rear extension – Approved with conditions 25/11/2014.

3.4 The development history of the adjoining semi-detached dwelling at No. 374 Alexandra Park Road has also been considered. This includes a hip-to-gable roof extension and rear dormer window for which a certificate of lawfulness (HGY/2019/2438) was issued on 02/10/2019.

3.5 The proposal entails the addition of an L-shaped rear dormer, with a hip-to-gable roof extension, in order to facilitate a loft level. The loft would be composed of an office/studio room, bedroom, shower room and storage. The hip-to-gable extension maintains the existing ridge height, and it would be composed of tiles to match. This gable conversion would be consistent with that of the adjoining semi-detached dwelling in the pair (No. 374). The proposed side roof extension would thus be compatible with adjoining dwelling and the streetscape.

3.6 The dormer would extend for a length of 6.788m along the side elevations. The dormer addition is set below the existing ridge height of the main roof of dwelling. However, this addition involves removing the rear hipped roof element. The addition extends vertically above and horizontally beyond the existing ridge of this rear roof form. The dormer height is approximately 1.09m greater than the rear roof ridge. The proposal results in a boxy addition that would be prominent due to its height. The proposal would therefore dominate the host building.

3.7 The applicant's Design and Access Statement cites examples of precedents in the local area. This includes the adjoining property at No. 374, which has an existing rear dormer that is set on the main roof plane, retaining the rear hipped roof element. The other two examples include a dormer addition on the main roof plane, with an upper level addition upon an outrigger. The built form of these examples differ from the proposal in that the upper level additions above the outriggers are stepped below the dormer additions. The proposal seeks to add a contiguous L-shaped dormer, of the same floor level, which would appear as an incongruous and discordant addition to the property.

3.8 Due to its incongruous bulk and scale, the proposed development would appear overbearing when viewed from neighbouring properties. In respect to other matters of residential amenity, it would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The subject site and neighbouring properties along this side of Alexandra Park Road benefit from the north-south orientation of the lots; the roof extensions are located to the north of the rear windows and rear gardens, minimising overshadowing impacts. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring loft-level windows. The proposed loft-level rear glazing therefore would not have a material adverse overlooking impact in this context. The new side-facing windows are proposed with obscure glazing.

3.9 The proposed bulk and scale of the development is not acceptable and does not satisfy Policies DM1 and DM12 of the Development Management DPD 2017, and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

3.10 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

4. RECOMMENDATION

REFUSE PERMISSION for the following reason:

Refusal Reasons:

The proposed alteration and extension of the roof by reason of its size and design, would result in an over-dominant, incongruous and discordant addition to this property, detracting from its appearance and appearing overbearing when viewed from neighbouring properties, contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.