



Officer Report

Application Number:	HGY/2023/2416
Application Type:	Householder planning permission
Address:	11 Marriott Road, Hornsey, London, N10 1JJ
Proposal:	Formation of a hip-to-gable roof extension with rear dormer, installation of no.3 roof lights on the front slope and the raising of the ridge line by 500mm to facilitate better internal ceiling heights.
Case Officer:	Oskar Gregersen
Valid Date:	08/09/2023
Applicant:	MR MOHAMMED RAFIQ
Agent:	MR KEERAN SAPA

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site contains a 2-storey end of terrace dwellinghouse located on the southern side of Marriott Road N10. The surrounding uses are residential. The southern side of Marriott Road is typified by small semi-detached terraces of five to six homes, with the roof lines being interrupted by virtue of the downward slope of the street.

The site does not contain a listed building and is not located in a conservation area.

The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2003/0776 | Erection of single storey rear extension
Permitted Development

HGY/2004/1503 | Retention of front porch
Approve w/ conditions

HGY/2004/2146 | Erection of single storey room at rear of garden
Permitted development

HGY/2019/2621 | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.75m and for which the height of the eaves would be 2.75m
Permission not required

HGY/2020/1219 | Erection of a first-floor rear extension
Refuse

HGY/2021/0697 | Erection of first-floor rear extension
Approve w/ Conditions

HGY/2022/1364 | Proposed single storey extension of 2.4m added to existing 3.6m extension to form 6m. Proposed extension to first floor bedroom
Approve w/ Conditions.

Design and Character

DM Policy (2017) 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 buildings, 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. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2021) Policy D6.

Permission is sought for the formation of a hip-to-gable dormer roof extension, raising the ridge line by 500mm. This will facilitate more internal head space in the loft following the roof conversion/extension as the existing ridge height would result in a very low floor to ceiling height and significantly limit the amount of usable floorspace. The property is part of a row of 6 terraces with No.11 and No.7 creating a bookcase effect being the end of terrace properties either side.

In terms of scale, the proposal is similar to that approved at No. 17 Marriott Road (Ref: HGY/2020/2910). Officers note that the raising of the ridge height is usually not supported by the LPA, as it interrupts roofing patterns protruding noticeable above other properties and disrupting the street scene. In this instance, as with No.17 Marriott Road, the raising of the ridge height is deemed to be acceptable. This row of terraces is located on a hill and a significant number of properties on the street and in the area have stepped roofs. As such we consider that in design terms it would be in keeping with the street. Therefore, the proposal is considered to be acceptable and would not harm the visual amenity of the area

Impact on the amenity of adjoining neighbours

The London Plan (2021) Policy D6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

The ridge is to facilitate a hip-to gable dormer and roof extension which are a common feature across the borough and within the surrounding area. Located at roof level, the proposal is not considered to have a significant, detrimental impact on the amenity of the neighbouring properties in accordance with the above policies.

The proposed development is in general accordance with Policies DM1, 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.

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.

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.