

Officer Report

Application Number:	HGY/2026/1251
Application Type:	Householder planning permission
Address:	123 Sylvan Avenue, London N22 5JB,
Proposal:	Hip to gable roof extension, insertion of two front rooflights, erection of rear dormer, erection of ground floor front extension and first floor front oriel window.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	06/05/202
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Applicant:	Mohamed Younes
Agent:	Murat Altinkilic

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for proposed hip to gable roof extension, insertion of two front rooflights, erection of rear dormer, erection of ground floor front extension and first floor front oriel window.

Site and Surroundings

The application site is a two-storey end of terrace house, comprising of two self-contained flats contained within the extended two -storey side extension which adjoins the main original property. The original parent property has three bedrooms with sizable rear garden space. The building is situated on the northern side of Sylvan Avenue, close to the junction with Wolves Lane. Surrounding area is wholly residential in character.

The site is not located within a conservation area and does not fall within curtilage of listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2016/3880 – Certificate of Lawfulness for existing use of the property as two self-contained flats – Certificate Granted 23/12/2016.
- HGY/2004/1708 – Erection of rear dormer window and rooflight to front elevation – Granted 08/09/2004.

- HGY/2000/0034 - Erection of two storey side and ground floor rear extension to existing house – Granted 29/02/2000.

There is no enforcement planning history in relation to the site.

2. Consultation response

None

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

The following issues were raised in representations that are material to the determination of the application and are summarised and addressed in the next section of this report:

- The side pathway between no.121 and 123 Sylvan Avenue provides a right of way. This pathway was never intended to be principal access for either property.
- The new proposal makes this situation worse, as the proposals now also show a new second front door being created, to two separate flats.
- Concerns minimum floor space for the existing flats which are below standards.
- There is also no provision for suitable amenity space for each flat.

Comments on representation:

- Objector's comments are noted.

With regards to the matter of access, issues regarding a shared way or a neighbour's right of access over land are not material planning considerations. These are strictly considered private legal disputes or civil property matters. However, in this case, the proposal does not result in an increase in width of the property that would alter the width of the existing shared access.

- It is important to note that the existing flats are accessed via the side pathway, and as such the proposal does not change the existing arrangement. However, in order to provide an improved means of access, a separate entrance door is proposed to the existing first floor flat. This is considered to be acceptable in planning terms.
- The flats have been in existence since 2012 (14years) and a lawful certificate was granted in 2016 to establish the lawful use of the side extension as two-self-contained flats. As such, the standard of accommodation of the units affected by the proposal is not deemed to be a material consideration, given that they are all lawful residential units. Notwithstanding this, it is considered that the proposal would improve the quality and standards of accommodation for the occupants.

- The existing flats do not have any access to external amenity space and the proposal would not materially worsen the existing situation with regards to this matter.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;

Principle of development

The application site is located within an established residential area. The principle of an extension to the property in this location is acceptable subject to meeting other development plan policy requirements.

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.

Roof extensions

The proposal includes the erection of rear dormer on the main roof slope, with a hip to gable roof alteration to provide additional rooms for the main house and upper floor flat of the attached side extension forming the self-contained units.

The proposed dormer on the main roof would take up most of the rear roof slope. However, the proposed dormer would be set-up from the eaves, set below the main ridge, leaving room around the dormer, and carries a set-in from the side walls of the proposed extended width roof. As such the dormer extension would appear subordinate to the host building.

Some of the adjoining properties notably (103,111, 116, 118, 129, 128, 126, 130,132, 136 Sylvan Avenue & 114, 118 132 – 136 Arcadian Gardens) have substantial rear dormers similar to proposed scheme and as such they are part of the established appearance of the terrace, surroundings. Given the presence of these adjoining existing dormers, the proposal is not out of place in its local context and more in keeping with its immediate surroundings.

The hip-to-gable alteration echo the gable end finish of the terrace in existence at the other end of the terrace at no. 129 Sylvan Avenue. The detailing of the gable end reflects the existing building at no.123 and mirror its architectural properties, and would bring a degree of symmetry to the architecture of the terrace. The alteration of the roof to form a gable end would therefore be acceptable in design and character terms.

The proposed rooflights to the front roof slope are modest in size and as such would not detract from the character and appearance of the locality.

First floor front oriel window

The introduction of new oriel window would match the adjacent first floor front window and would be acceptable in design terms. This would bring symmetry to the elevation.

Proposed front extension.

The main house already has a front porch extension which follows the building line. The proposed ground floor front extension would reflect the design of the wider terrace, where the other properties already benefit from full width front extensions in line with the original front projection features of these properties.

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 proposed roof extensions would not project above the ridge line of the original dwelling, and would not project beyond the front or rear elevations of neighbouring nos. 121 or 125 Sylvan Avenue. The extensions would not result in an unacceptable loss of light, outlook or visual overbearing impact on neighbouring properties.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer glazing is not significant and certainly not to a degree to refuse consent.

The first floor and ground floor extensions on the front elevation are not of a scale that would result in any material impact on neighbouring amenity.

The extensions will not have a significant adverse impact on the amenity of occupiers of existing adjoining buildings and the proposals accord with policyiesDM1 and SP12 of the Haringey adopted plans.

Conclusion

The proposal is considered acceptable with regards to design, character and amenity impact considerations.

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

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

N22 001
N22 002
N22 003
N22 004
N22 005
N22 006
N22 007

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: 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: 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: 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.