

Officer Report

Application Number:	HGY/2026/1502
Application Type:	Full planning permission
Address:	First And Second Floor Flat, 122 Hewitt Road, Hornsey, London, N8 0BN
Proposal:	Erection of a loft L-shaped dormer, with the raising the shared parapet wall, replacement of first floor rear window with original sash window and the addition of a skylight to the first floor roof.
Case Officer:	Eunice Huang
Valid Date:	29/05/202 6
Applicant:	Ms Grace Jenkins
Agent:	David Abimbola

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terrace house is located on the southern side of Hewitt Road, in a residential area. The site has been divided into two flats. The site not within a conservation area or in the vicinity of a listed building.

2. THE PROPOSAL

The proposal is for the erection of a loft L-shaped dormer, with the raising the shared parapet wall, replacement of first floor rear window with original sash window and the addition of a skylight to the first floor roof.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant application history has been taken into account in this assessment:

- OLD/1984/0562
122 Hewitt Road N8
Proposal: Conversion into 2 self-contained flats
Decision Date: 3/12/1984
Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultation responses were received.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposed roof extension comprises a full width dormer on the main rear roof plane, with a projection over the rear outrigger. The main dormer volume would be set in at least 200mm from the eaves, and would meet the existing ridge height. The outrigger roof extension would project 2.5m beyond the rear façade of the building, with a height of 2.42m and width of 3.02m.

The proposal also involves building up the party wall on the roof so that it would rise 0.225m above the roof extensions. This height would be no greater than the existing height of the party wall at the ridge.

The proposed roof extension would be consistent with the character of development along Hewitt Road. L-shape roof extensions are a common feature along the rear elevation of this terrace, some of which include the raising of the party wall.

The proposed roof extension, in this context, would not dominate the host building or neighbouring properties. The build up of the parapet on the roof would also be compatible in scale with the existing building. The dormer will have a zinc cladding finish, which will be acceptable for the appearance of the development.

The proposal also includes alterations to the rear first floor outrigger window opening and installation of a new window. The design of the replacement window responds to the design of the existing sash windows of the host building.

The proposed extension is considered acceptable in design and appearance terms.

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.

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 the amenity of neighbouring residents.

The size and location of the roof extension will not adversely impact the amenity of the neighbouring properties by way of overbearing impact or solar impact. It is noted that the site and adjoining properties have a rear orientation to the south, which maximises solar impact to the rear windows. The proposed windows of the dormer would not adversely increase overlooking compared to the existing level of cross-viewing from existing windows.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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 is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours or trees. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval 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: SP-00, SP-01, SP-02, SP-03, SP-04, SP-05, SP-06.

Reason: For the avoidance of doubt and in the interests of proper planning.

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: 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.