Officer Report

Application Number:	**HGY/2026/2709**
Application Type:	**Householder planning permission**
Address:	31 Woodside Avenue, Hornsey, London, N6 4SP
Proposal:	Single storey rear extension. Rear terrace and steps. 1 x front and side dormer window. Extension to existing dormer to make it part side and part rear. 4 new rooflights. Removal of rear and side chimney stack. Changes to rear fenestration. Garage conversion.
Case Officer:	Adam Silverwood
Valid Date:	30/09/202 6
Applicant:	Mr Adrian Salo
Agent:	Ms Sanya Chadha

RECOMMENDATION

Approve with Conditions

1. Proposed Development
This is an application for wrap around rear dormer, front dormer and single storey rear extension with patio. There is an additional garage conversion.

2. Site and Surroundings
The application site is a two-storey semi-detached building located on the northwestern side of Woodside Avenue. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History
There is no planning history relevant to the consideration of this application.

5. Local Representations
The application has been publicised by way of letters sent to neighbouring properties. One representation was received from neighbours, local groups, etc.

The representation in objection considered that the proposed development would:

- Overlook the adjoining property
- Block light to the adjoining property

6. Material Planning Considerations
The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;

2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area
Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale, and designed so as not to harm the character and appearance of the host property, the surrounding area or the amenities of neighbouring occupiers.

The proposed development seeks permission for the construction of a single storey rear extension, a wrap around rear dormer and a front dormer.

Single Storey Rear Extension
The proposed rear extension would be of approximately 3.5 metres depth, 9.7 metres width and at a height of 3.2 metres. There is a change in ground levels, and the finished extension would be eventually 1.4 metres from the garden floor level with a 1.2 metres depth platform and stairs to ground level. The proposed rear extension would not be unduly visible from the street, is constructed out of martials sympathetic to the host dwelling and is considered to be acceptable in this regard.

Rear Wrap Around Dormer
The proposed rear wrap around dormer would be of approximately 9.2 metres width, 2.6 metres height, 2.2 metres depth at on the rear elevation and project 2.7 metres around the southern flank towards the front elevation.

The proposed wrap around dormer would be located 7.3 metes from the front elevation and would therefore not be unduly visible from the street scene. It is acknowledged that dormers of this scale on the side of the properties are relatively common in this area, such as on the attached dwelling. As this development would assist in balancing the pair of semi-detached dwellings and would not be widely visible and not out of character with the area, is considered to be acceptable in this regard.

Front Dormer
The front dormer would be of 6 metres width, 1.6 metres height and 5.6 metres and 3.2 metres depth. There would be two rooflight that face out toward the street and match those of the attached dwelling.

Although the proposed development would be highly viewable from the street scene, the proposed front dormer would be identical to that of the semi-detached neighbour and would assist in balancing this pair of dwellings and is therefore considered to be acceptable with regard to it impact on the character and appearance of the area.

Garage Converison
The application proposes to convert the existing ground floor garage to a habitable room with the installation on windows on the ground floor street facing elevation. This is not considered to be unduly detrimental to the character and appearance of the host property and is acceptable in this regard.

The proposed rear extension, rear and front dormers are considered to be appropriately subordinate additions that respect the scale, form and appearance of the host dwelling. Furthermore, the proposals are consistent with the design principles set out in Policy DM12, being proportionate in scale and sympathetic to the character of the building. As such, they would not result in any significant harm to the character or appearance of the host property or the wider area.

Impact on Neighbourhood 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 amenity of neighbouring resident.

Rear Extension and Patio
Comments have been received that consider that the proposed development would overlook the adjoining property due to the change in ground levels. Officers attended the site and while there are some grounds for considering there may be some degree of overlooking, this is considered to be mitigated by the separation distance of 1 metre of the 1.6 metre patio and the proposed 2 metre high screening. This is considered to limit the capacity of this development to overlook the adjoining property and is therefore acceptable in this regard.

The proposed development may limit the access to light to one flank window of the adjoining property, this is considered by officers to be on balance, within acceptable tolerances with the existing neighbouring extension still benefitting from a reasonable access to daylight and sunlight.

Rear Wrap Around Dormer
The proposed wrap around dormer would be located at approximately 71 metres to the nearest facing property and is therefore not considered to present a high degree of overlooking. It would match the rear dormer of the attached dwelling and is likewise not considered to overshadow the adjoining property.

Front Dormer
The proposed front dormer would have two rooflights that face out onto the street and are not considered to be unduly detrimental to neighbouring amenity.

Garage Conversion
The proposed garage conversion would overlook the street at ground level is approximately 30 metres to the nearest dwelling and is therefore considered to be acceptable in this regard.

Conclusion
The proposed application for a single storey rear extension, garage conversion and front and rear dormers are considered to be appropriately respectful the of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, 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, as well as according 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.

7. CIL Applicable
N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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.

Drawings_29.09.26

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 those that are detailed within the application form and submitted plans.

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.