

Officer Report

Application Number:	HGY/2023/2189
Application Type:	Householder planning permission
Address:	6 Colwick Close, Hornsey, London, N6 5NU
Proposal:	Replacement of loft floor and roof. Installation of dormer extension.
Case Officer:	Sarah Madondo
Valid Date:	22/08/2023
Applicant:	Mr. Andrew Mortensen
Agent:	Mr. Chris Caballero

RECOMMENDATION

Approve with Conditions

Proposed development

The proposal is for the replacement the roof and installation of dormer extension.

Site & Surroundings

The site is a single family dwelling house located in the middle of terrace block. The property lies between the areas of Crouch End and Highgate, just south of Parkland Walk. The site is located within a cul-de-sac (Colwick Close) that runs off Hornsey Lane. The property is located in the middle of a small terrace block of 6 residential properties (4 Colwick Close to 9 Colwick Close). This terrace block forms part of a larger development of 4 terrace blocks with 19 residential properties built between 1976 and 1990.

All the properties within Colwick Close reflect the same architectural typology, features, and aesthetic which is distinct from the surrounding area. These are namely black window frames, red brick facades, and brown concrete tiles clad around the lofts. All properties feature a small front porch. The general character of the immediate area is residential. The property is not in a conservation area.

Design and appearance

London Plan Policy D3 outlines that development proposals should enhance local context by delivering buildings that positively respond to local distinctiveness, through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Local Plan Policy SP11 requires developments to enhance and enrich Haringey's built environment, creating buildings that are high quality and attractive. Proposals should be of the highest standard of design that respects local context, character and historic significance, in accordance with Local Plan Policy SP11.

DM DPD Policy DM1 notes that developments should relate positively to their locality, having regard to: building heights, form, scale, massing, urban grain, existing building lines, plot widths, building widths, architectural styles, detailing and materials. DM DPD Policy DM12 requires extensions, including roof extensions, to be of a high, site-specific and sensitive design quality. Such proposals should respect/complement the form, setting, period, architectural characteristics and detailing of original buildings.

Following a Pre Application meeting under (PRE/2023/0080), the applicant has submitted a planning application which follows the guidance set out the pre application advice note which is supported by Officers. The proposal is for a rear roof extension. The property currently has a sloping roof, which slopes downwards from south-west to north east. It is proposed to alter the roof to a mono-pitched roof which slopes down to the rear of the house and a dormer would be incorporated to the rear of the house to provide an additional bedroom with ensuite including stairwell leading to a study. The extension has been set in from the edges and would not appear as dominant addition to the property resulting in an extension that would be appropriate within its context.

The area has been altered by way roof extensions as result it is considered that roof extension would not appear out of character with the rest of terrace as they are similar extensions approved at no. 4,16 and 19 Colwick Close. The proposed rooflights would flash to the roof therefore acceptable

In consequence, the character and appearance of this estate will not be affected by the proposal.

Impact on neighbouring

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer is not significant. Overall, the proposed roof extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies 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. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

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: 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.