



Officer Report

Application Number:	HGY/2023/1146
Application Type:	Householder planning permission
Address:	48 Thorold Road, Wood Green, London, N22 8YE
Proposal:	Proposed ground floor rear extension, loft conversion complete with rear dormer, floor plan redesign and all associated works.
Case Officer:	Sabelle Adjagboni
Valid Date:	26/04/2023
Applicant:	3 Delyth Morgan
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a proposed ground floor rear extension and a loft rear dormer. The proposal has been amended to reduce the size of the dormer slightly by bringing it up from the eaves of the main house in line with other dormers on the terrace.

Site and Surroundings

The application site is a two-storey terraced house located on the western end of Thorold Road near its intersection with Marlborough Road. It is in the Bowes Park conservation area but is not a listed building. Most of the houses on Thorold Road, have a single storey rear extension. The site currently has a small lean-to at the rear. Rear dormers of various sizes and style can also be seen near the site.

Relevant Planning and Enforcement history

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

Consultation response

No responses were received following consultation on the application.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 7 letters. No representations were received.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. Impact on neighbouring amenity

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.

Rear Extension:

The proposed extension has a depth of about 2.8m which is the same as the existing lean-to and in line with the building line at the rear. It features a mono-pitched roof which slopes down to an eave's height of approximately 2.6m. The proposal is proportional and subordinate to the host dwelling.

The big bay doors and rooflights proposed to allow an adequate amount of daylight in the house meet the required standard and are considered acceptable. Additionally, the proposed materials match with the existing where applicable.

As such, in design terms, the proposed rear extension is considered in line with the above policies.

Rear dormer:

The proposed rear dormer is nearly the full width of the existing house, approximately 4.7m and is about 3.7m deep with a height of approximately 2.6m; and is set in at the boundaries and rear by roughly 0.3m. This is considered acceptable and subordinate to the host dwelling. It is also in keeping with the pattern of development in the area.

The overall height of the proposal is below the height of the existing roof. The rooflights proposed on the front roof slope meet the general standard acceptable. Likewise, the Juliet balcony proposed in the rear dormer also meet an acceptable standard and is considered acceptable. Additionally, the proposed materials match with the existing where applicable.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-

designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be considered. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

In the case here, the significance of the conservation area as a heritage asset lies more in the consistency and appearance to the front elevation of these terrace houses, which contributes more to the significance of the conservation area as a heritage asset, while the rear elevation have a more neutral effect.

The proposal would result in a larger dormer addition to the rear elevation, extending across the original roof. It is noted the properties at 44, 42, 38, 32, 24 and 16 have substantial flat roof extensions to the rear.

While the rear dormer is large given its siting to the rear and presence of other dormers in the area, it would be compatible with the pattern of development to the area and would not adversely affect the character and appearance of the conservation area, leaving it preserved.

As such, in terms of heritage, the proposal is considered in line with the above policies.

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.

Rear extension:

On the boundary with No. 46, the proposal is of the same depth as their extension and as the existing lean-to. What's more, given the ground level difference, the eave's height of the proposal on this boundary is more like 2.2m. Hence, there would be no additional impact on their sense of enclosure and daylight.

On the other hand, the neighbours at No. 50 do not have a rear extension, only a small lean-to on the other side of their property. However, given the modest scale of the proposal, the impact on their daylight and sense of enclosure is considered acceptable.

The new bay doors look onto the property's rear garden. Therefore, it is considered that no additional outlook on the neighbouring properties is created. As such, in terms of amenity, the rear extension is considered in line with the above policies.

Rear dormer:

The proposed opening of the Juliet balcony will look within the application site's back garden. There are no proposed side windows. Therefore, the proposed dormer will have a minimal impact on the privacy, daylight, sunlight, and sense of enclosure of the neighbours.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in terms of design, heritage and amenity considerations. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

4. 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.

5. 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 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: 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.

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.