



Officer Report

Application Number:	HGY/2023/1502	
Application Type:	Householder planning permission	
Address:	Fiftyfour And A Half, Grove Avenue, Hornsey, London, N10 2AN	
Proposal:	Erection of a single storey rear extension with four flat rooflights, roof extension comprising 6 dormers, alterations to front bays including removal of gable walls and the insertion of utility door to side elevation.	
Case Officer:	Cameron Sturges	
Valid Date:	08/06/2023	
Applicant:	Mr David Talha	
Agent:	Mr Nicholas Lisowski	

1. SUMMARY OF RECOMMENDATION

GRANT PERMSSION subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site is a backland site comprising a single-storey dwelling-house, located to the rear of Grove Avenue and The Avenue, described as a 'bungalow' design. The site is accessed via its own vehicular and pedestrian access way between Nos. 52 and 54 Grove Avenue. The site is located within Vallance Road Conservation Area (CA) and does not fall within the curtilage of a listed building.

2.2 The Vallance Road Conservation Area consists largely of residential properties with a small group of commercial properties and a library located around the junction of The Avenue and Alexandra Park Road. The houses are predominantly substantial, traditionally built, two storey buildings and, whilst these are of a range of designs, there are common features such as bay windows, overhanging eaves and common materials which give the area a unified character. The buildings are all of a similar age and there are a number of extensive groups of buildings that were clearly of the same design when originally built.

Proposed Development

2.3 This scheme proposes the erection of a single storey rear extension with 4x flat rooflights, a roof extension including 6x dormers, alterations to front bays including removal of gable walls and the insertion of a utility door to the side elevation.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision and is listed below:

HGY/2022/0769 - Erection of single storey rear extension with 4nos. rooflights. Roof extension to including 4nos. dormers – GRANTED 26/05/2022.

HGY/2022/2292 - Erection of single storey rear extension with 4 Nos flat rooflights. Erection of double storey front porch. Roof extension including Nos 5 dormers and Nos 2 Velux rooflights. Alterations to garage roof to provide flat section. Alterations to front bays including removal of gable walls. Insertion of utility door to side elevation – REFUSED 11/11/2022

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

LBH Conservation – Raises objections to this proposal, as outlined below:

- The development site is a former a backland site and the existing house was originally designed to be subordinate in scale, discreet and not overly bulky in appearance as seen from adjoining properties and gardens. The main concern on this site is to ensure that development retains the buildings subservient nature.
- Overall, when considering the roof extensions in their totality the proposed scheme would be large and bulky with a poor relationship to the existing building. This would result in changing the character and appearance of the existing building and would result in the loss of the buildings subservient and discreet nature. Accordingly, this would be considered to cause less than substantial harm to the significance of this part of Conservation Area and Conservation would not support this proposal.

4. REPRESENTATIONS

4.1 The application has been publicised by way of 21 letters, site notice and press advert. 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:
Objecting: 11
Supporting: 0

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

- Impact on vegetation/trees (*Officer comment: Plans show a nearby tree in a neighbouring property. A condition has been added for any trees in proximity to the development requiring details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012*);
- Privacy and overlooking (*Officer comment: Obscure windows and large setbacks between neighbouring properties ensure there will not be any issues with respect to privacy and overlooking*);
- Plans are not within keeping of local character and pattern of development (*Officer comment: Plans have been amended to show a sympathetic design that will respect the local character*) ;
- Impact on conservation area (*Officer comment: Officers are satisfied that the amended plans are not detrimental to the character and appearance of the conservation area, as outlined in the below section*);
- Bulk and mass of proposed development (*Officer comment: Amended plans have seen a reduction in bulk and mass of the overall development and officers are satisfied that the additions are subordinate to the surrounding area and the host property*);
- Addition of dormers leading to overbearingness (*Officer comment: Given the location of the dormers away from the immediate boundary of neighbouring properties, as well as the reduced scale and size, the dormers will not appear as an overbearing addition to the host property*);
- No design and access statement has been provided to support the current application as is required (*Officer comment: Applications in conservation areas require a design and access statement where there is a provision of one or more dwellinghouses; or the provision of a building or buildings where the floor space created by the development is 100 square metres or more. This application therefore does not require a design and access statement as it is not providing an additional dwelling or providing development of 100sqm or more*).
- The proposal is set within the Vallance Road conservation area but no heritage statement has been provided to support the current application within its setting as is normally required (*Officer comment: Householder applications within conservation areas normally require heritage statements when the proposal is adding 100sqm or more of floor space to the site. In this case a heritage statement wouldn't normally be required as the proposal is adding 80sqm of floor space to the property. The agent has however provided a heritage statement to accompany the application.*

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and Impact on the character and appearance of the conservation area; and
2. Neighbour Amenity.

Design and Impact on the character and appearance of the conservation area

5.2 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.

5.3 DPD Policy DM1 'Delivering High Quality Design' and DM7 'Development on Infill, Backland and Garden Land Sites' 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.

5.4 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 taken into account. 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.

5.5 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 sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.6 The proposed scheme includes the erection of a single storey rear extension with 4x flat rooflights, a roof extension including 6x dormers, alterations to front bays including removal of gable roofs and chimney, alterations to rear and side windows and the insertion of a utility door to the side elevation.

Rear extension & rooflights

5.7 The applicant has indicated that this scheme includes a single storey rear extension with a green roof and 4no. rooflights. This element of the scheme was approved under HGY/2022/0769 and the design of the proposed rear extension, rooflights and green roof under this application has not changed. The applicant has also demonstrated that the tree closest to the rear extension is from a neighbouring property and the proposed works would not impact this.

Dormers & balcony

5.8 The proposal includes 6no. dormers installed to the front, rear and side roof slopes. The presence of dormers to roof slopes is a common characteristic to this area, with accommodation at roof level also evident amongst properties in this part of the CA. The proposed rear dormers have been reduced in terms of size and bulk to the previously refused scheme, providing a more proportionate addition. The awkward design of the rear dormer with the balcony has been addressed in the amended plans, with this now better related to the other dormer to sit in the rear roof slope. The balcony will include a

metal railing balustrade and glass infill. The installation of the front dormers will be set down from the ridge, pulled in from above the eaves and set in from the sides. The front dormers are smaller than the proposed rear dormers and will be a subservient addition to the appearance of the host property. The materials proposed are dark grey aluminium for the window frames and dark grey balcony door.

5.9 Revised plans show that the original roof form as seen from the front, rear and sides would still be appreciated given the dormers here sit comfortably within the areas of roof slope in question. Importantly, the works here do not increase the bungalow's ridge height or change the current roof slope. The character of this site, a backland site with a bungalow subordinate in nature to the surrounding properties, is not changed by virtue of adding dormers here, as the appearance of property is not significantly changed as a result of the works. As a result, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected and there will not be a detrimental impact on the conservation area.

Other amendments

5.10 The front bays will be altered, removing the pair of pitched roofs to extend the roof slope downwards. The windows will be removed and replaced with larger aluminium windows and cladding. The chimney will also be removed to allow for the construction of both front dormers. A utility door will be added to the eastern flank elevation and the existing window frame will be amended. These additions and alterations are considered to not have a negative impact on the host property or impact the surrounding CA and as such, are therefore appropriate.

5.11 Officers are satisfied that the roof alterations have a better coherence and address issues from the previously refused scheme. The property is in an inherently discreet location, tucked away from public vantage points, therefore having very limited consequence for the character and appearance of the conservation area, as described at the start of this report and for which there is no adopted character appraisal. Overall, the character and appearance of the conservation area would not be harmed, as such left preserved.

5.12 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, Policies SP11 and SP12 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.

Impact on neighbouring amenity

5.13 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.

- 5.14 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 residents.
- 5.15 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The existing height of the main roof remains unaltered.
- 5.16 The proposed front and rear dormers sit at an angle with the distance between the building's main elevations and the rear elevations of the nearest buildings on the Avenue and The Grove being greater than approximately 25m, which is considered a sufficient separation between window-to-window distance. Furthermore, the front and rear dormers broadly face into the front and rear gardens to the host property.
- 5.17 However, due to the proximity of the east and west elevations of the building to neighbouring boundaries, it is recommended to secure via condition the west and east dormer as partially obscured to reduce the amount of overlooking likely. The dormers positioned at the front of the property (southern elevation) are approximately 30-40m from neighbouring property windows, also partially obscured from trees and this is also considered to not impact neighbouring amenity. Equally, it is pointed out that within suburban areas such as this, there is a degree of mutual overlooking into gardens from upper floor windows.
- 5.18 The presence of intervening fences and landscaping within neighbouring gardens as well as some structures at the backs of gardens mean that opportunities to look into neighbouring gardens is minimised. Accordingly, there will be no material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

6. CONCLUSION

- 6.1 The proposed scheme is considered acceptable and the details submitted have sufficiently addressed issues raised in the previously refused scheme. There would not be an adverse impact upon the character and appearance of the host building, the surrounding area, the street scene or the Conservation Area. The special interest and historic significance of the Conservation Area would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.
- 6.2 Furthermore, the proposed development is in general accordance with Policies DM1, DM7, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with Policy D6 and HC1 of London Plan 2021 and relevant policies of the NPPF.

6.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to the following 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.

4. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered,

nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed consistent with London Plan 2021 Policy G7, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Notwithstanding the plans hereby approved, the first-floor side dormer window(s) on the east and west roof slopes facing the rear properties of The Avenue and Grove Avenue shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the extension/ development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

6. Prior to completion, a living/ green roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The green living roof shall be installed over the new flat roof (first floor roof) extended area and be maintained and retained thereafter.

Reason: To ensure a sustainable development consistent with Policy G5 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017 and Policies DM21 and DM12 of The Development Management DPD 2017.

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.