



Officer Report

Application Number: HGY/2023/2566
Application Type: Householder planning permission
Address: Flat D, 31 Woodland Gardens, Hornsey, London, N10 3UE
Proposal: Construction of rear roof terrace with 1.1m high V-shaped glass balustrade above the 3 storey outrigger at third (loft) floor level.
Case Officer: Daniel Boama
Valid Date: 25/09/2023
Applicant: Mrs Harwood
Agent: Mr Declan Fallon

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the construction of rear roof terrace with 1.1m high V-shaped glass balustrade above the 3-storey outrigger at third (loft) floor level.

Site and Surroundings

The application site self-contained flat spread over part of third floor level and across the whole loft floor level. It is within a three storey, mid-terrace property, which includes three other flats on part of the third floor and the lower floors. The site is located on the north side of Woodland Gardens and the surrounding setting is predominantly residential in character, predominantly of large, terraced properties, whereby some have been subdivided into flats. The site is not in a conservation area nor is it within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

Flat D, 31, Woodland Gardens

HGY/2022/4297 | GTD 09/5/2023 Variation of condition 2 (Approved Plans) attached to planning permission HGY/2022/2193 dated 03/10/2022. Alterations to include replacing the existing and approved rear dormers with a full width rear dormer inc. 2no. Juliet balconies with sliding doors and metal balustrading, 1no. rooflight on the rear dormer, and 2no. additional rooflights to front slope of the main roof.

HGY/2022/2193 | GTD 03/10/2022 Erection of upward extension above existing outrigger, installation of new rear dormer, creation of outdoor terrace on existing rear dormer, alterations to fenestration of existing rear dormer and insertion of new rear rooflight.

31B, Woodland Gardens

HGY/2012/1838 | REF 14/11/2012 Erection of single storey rear extension, erection of rear dormer and amalgamation of flat 31B & 31D to provide 4 bedroom self contained flat

31 Woodland Gardens

HGY/2013/2174 | GTD 16/12/2013 Amalgamation of 31B and 31D woodland Gardens, entailing erection of single storey rear extension and formation of rear dormer.

OLD/1983/1821 | GTD 21/2/1983 Conversion into four self-contained flats.

Consultation response

The responses below were received following consultation on the application:

LOCAL REPRESENTATIONS

The application has been publicised by way 22 letters. 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: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. 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.

The proposed roof terrace by reason of its V-shaped design, and its siting whereby it is positioned above a three-storey rear projection, would not complement the form of the existing building. It would appear obtrusive and incongruous, out-of-keeping with the character of the development in the surrounding area as it does not respond to the existing character of the area whereby the roof terraces are positioned above two-storey rear projections, and therefore it is considered to be unacceptable.

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.

The proposed drawings show that the privacy angle from the neighbouring windows at nos.29 and 33 would not be impacted, and so it is not considered to overlook the neighbouring windows of the adjoining properties.

Conclusion

The proposal is considered not acceptable in terms of design and appearance.

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.

CIL APPLICABLE

N/A

RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The proposed development by reason of its design, and siting above three-storey rear projection, would not complement the form of the existing building, and would appear an obtrusive and incongruous form of development, out of keeping with the general pattern of development and character of the area contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of the Development Management DPD 2017 and Policy D3 of the London Plan 2021.