

Officer Report

Application Number:	HGY/2023/2556
Application Type:	Full planning permission
Address:	First Floor Flat, 104 Raleigh Road, Hornsey, London, N8 0JA
Proposal:	Renovation of a 1-bedroom into a 2-bedroom flat with the construction of a rear dormer loft conversion extension with 3no. front-facing roof lights and the installation of a roof terrace at the second-floor level over the existing rear outrigger with internal alterations at first floor flat.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	25/09/2023
Applicant:	3 Mr Zbonkowski
Agent:	Mr Michael Krousti

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the construction of a loft conversion with rear dormer window on the main roof slope and formation of a roof terrace to provide private amenity space to the first floor flat. The proposed roof terrace would be located on top of the existing two-storey outrigger, where the existing roof slope would be removed to create a flat roof onto which the terrace is proposed. A balustrade of 1.8m would be positioned around the edge of the terrace.

Site and Surroundings

The application property is a two-storey semi-detached property located on the southern side of Raleigh Road, close to the junction with Willoughby Road. It is located on a row of semis of other residential properties, many of which have been extended and altered. The proposal relates to the first-floor flat. The surrounding area is wholly residential in character. The property is not located within a Conservation Area.

Relevant Planning and Enforcement history

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

- OLD/1981/1302 - Granted 27/05/1981 - Conversion into 2 self-contained flats.

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

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 20 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

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:

- Objection to the proposal on the basis of the proposed roof terrace would directly overlook garden, leading to a loss of privacy.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; &
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.

Rear Dormer window

The proposed rear dormer would be subordinate to the roof-slope as it would not appear overly bulky or out of scale in relation to the site and its surroundings as the dormer is set below the ridge and set in from the eaves as well as a set in from shared party wall on both sides.

Some of the properties along the street have substantial rear box dormers and they are part of the established appearance of the area. Given the presence of these adjoining existing dormers, the proposal is not out of place in its very local context and more in keeping with its immediate surroundings.

The proposed front roof light are modest in size and as such would not detract from the character of the locality.

Roof terrace above outrigger projection

Some of the adjoining properties in the locality have been altered and extended at roof level however, they are generally restricted to the main rear roof slope, with no precedent to project onto the rear outrigger projection of properties.

The cumulative effect of the rear dormer and proposed large roof terrace including the balustrade would appear overly large and not subordinate. The very deep and solid appearance of the high balustrade screen to a height of 1.8m, would dominate the rear of the property and be at odds with the established traditional roof form which is predominant in the locality.

Therefore, as a whole, the proposal would unduly dominate the outrigger's simple two storey pitched roof form.

Although the extensions here would be screened from the public realm, owing to its high-level position, the incongruous relationship with the building/roofscape, the large roof terrace would be a discernible feature in private views from the rear of many of the surrounding residential properties.

In light of the above, the development would have an unacceptably harmful effect on the character and appearance of the host property and the wider area.

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 application property is situated in a relatively confined space with other residential properties sitting very close by. The proposed roof terrace would occupy an elevated position on top of the existing outrigger. This siting, when combined with its depth would result in an overbearing feature, harmful to outlook to adjoining properties.

It is accepted that given the enclosure of such a terrace with high screens, opportunities for overlooking and loss of privacy are mitigated. In the event that planning permission were granted such privacy screens could be secured to be provided before first use of such a roof terrace were brought into use.

Conclusion

The proposed roof terrace with balustrade screening by reason of its size and elevated position would be a visually intrusive and incongruous addition when viewed from adjoining properties, as such harmful to the character and appearance of this property and visual amenity of the area, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017) and Policy SP11 of the Haringey Local Plan 2017.

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

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

REFUSE PERMISSION

Refusal Reasons:

The proposed roof terrace with balustrade screening by reason of its size and elevated position would be a visually intrusive and incongruous addition when viewed from adjoining properties, as such harmful to the character and appearance of this property and visual amenity of the area, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017) and Policy SP11 of the Haringey Local Plan 2017.