

Officer Report

Application Number:	HGY/2023/2379
Application Type:	Householder planning permission
Address:	181 Park Road, Hornsey, London, N8 8JJ
Proposal:	Alteration of existing rear outrigger roof to form first floor roof terrace
Case Officer:	Sabelle Adjagboni
Valid Date:	05/09/2023
Applicant:	Mr Phil Coan
Agent:	Ms Virginia Barbisan

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 2 representations were received from neighbours in response to notification and publicity of the application.

1.2 The issues raised by neighbours relate to privacy, loss of light and sense of enclosure. To address this, the proposal has been amended by reducing the depth of the terrace to about 1m in line with other terraces on the street and maintaining the privacy screening on the side of the boundary with No.183.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is residential dwelling. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been considered when coming to this decision.

2.3 The application proposes alterations to the roof of the existing ground floor extension to create a small terrace on the first floor in addition to the existing terrace. Many properties on the street, including both neighbours can be seen to have first floor terraces, therefore the proposal is in keeping with the character and pattern of development of the area.

2.4 The terrace will be 1m deep and the width of the outrigger below. A privacy screen of about 1.1m high on the boundary with No.183 will also be added to address privacy concerns. Regarding concerns of loss of light and sense of enclosure, the terrace will stop

before where the side windows on the rear extension at No. 183 begins. Given the land level difference, the height of the privacy screen will not have any impact on the light for the windows on the first floor of 183. Therefore, with the considerable reduction in the depth of the proposal, it is considered that the impact on daylight and sense of enclosure will be minimised.

2.5 As there is an existing terrace of about 1m on the boundary with No. 179 and the new proposal will not deeper than this terrace, it is considered that the additional impact on privacy, daylight or sense of enclosure for these neighbours will be negligible.

2.6 Hence, the proposed terrace will not undermine the existing uniformity of the building or character of the area.

2.7 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

2.8 All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

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.