

Officer Report

Application Number:	HGY/2023/2711
Application Type:	Householder planning permission
Address:	First Floor Flat, 23, Cranbrook Park, London, N22 5NA
Proposal:	Loft conversion with a rear dormer extension, construction of a rear roof terrace with a 1.6m high glazed balustrade, and insertion of 3no. rooflights on front roof slope, 1no. rooflight and 3no. solar panels above roof dormer, and enlargement of existing side bathroom window.
Case Officer:	Daniel Boama
Valid Date:	10/10/2023
Applicant:	3
Agent:	Mr Joseph Hornsby Mr Stefan Jovanovic

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for a loft conversion with a rear dormer extension, construction of a rear roof terrace with a 1.6m high glazed balustrade, and insertion of 3no. rooflights on front roof slope, 1no. rooflight above the first floor level bedroom 2, 3no. solar panels above main roof dormer, and enlargement of existing side bathroom window. The materials would be grey cement tiles for all side walls, north-facing facade will be grey brick for the dormer, with dark grey cement tiles on the roof. The access door to the roof terrace would be a glass door with powder coated aluminium frame. The rooflights and extension windows would be dark grey coated aluminium frames.

Part A of the dormer would be above the main roof. It would measure 5.1m in width, 3.1m in depth and 1.8m in height. The internal volume would be equal 14.2m³. It would be stepped back from the eaves by 0.2m. The ridge would be raised by 0.2m.

Part B of the dormer would be above the outrigger. It would measure 3m in width, 2.9m in depth, and 2.3m in height. The internal volume would be equal 20m³. It would be 2.4m to the parapet on east side on the boundary with no.25, and 3.3m on the west side near the boundary with no.21.

The roof terrace would be 2.7m in width, 2.2m in depth, and would have a volume 5.75m³. It would comprise of 1.1m high obscure glazed balustrade with aluminium handrail to the rear and 1.6m high obscure glazed balustrade to the side facing no.21.

Site and Surroundings

The application site is a mid-terrace first floor level converted self-contained flat in a residential building. It is located on the north side of Cranbrook Park, a street that slopes slightly from west to east. The street is predominantly residential terraced housing in character. 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.

APP/Y5420/W/22/3300104 | DISMISSED 23/12/2022 The erection of a loft conversion with a roof extension and terrace at the rear of the property. New skylights at front and rear of property.

HGY/2021/3322 | Not Determined 08/8/2022 The erection of a loft conversion with a roof extension and terrace at the rear of the property. New skylights at front and rear of property.

Consultation response

No responses below were received following consultation on the application:

LOCAL REPRESENTATIONS

The application has been publicised by way 18 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.

Following the dismissed appeal under PINS ref APP/Y5420/W/22/3300104, the applicant has made changes to the proposal. The depth of the terrace has been reduced and has been setback to be behind the existing outrigger chimney, which would be preserved for character consistency. The rooflight above bedroom 2 would align with this chimney and would be the same depth. The 8no. solar panels above the main roof dormer (Part A) have been removed. Instead, 3no. solar panels would be placed above Part B dormer and would be inset within the parapet walls. The 4no. front slope rooflights have been reduced to 3, and spaced out whereby 2 of the rooflights would align with the bay windows, and align with the existing front slope chimney by being the same depth.

The proposed materials as mentioned above would be similar to the dismissed appeal. Although, the inspector stated the materials would not have an impact by stating that the rear of the properties along the street are formed of a variety of materials and there are some differing styles of fenestration. The

proposed development would add to this variety and went on to state that they found no specific harm relating to the choice of materials or fenestration. Therefore, the proposed materials are not considered to be harmful to the property and character of the surrounding area.

Part A dormer

The proposed development would include internal alterations to the first floor by opening up the kitchen to create a kitchen/living room. The loft floor would provide a new Workspace for the occupants. When viewed from the other side of the street the raised ridge is considered to be minimal, and so it is not considered to have an impact on the design and appearance on the property and surrounding area, and due to the slight decrease in gradient of the house caused by the downward slope on the street from west to east. As stated by the inspector on the previous design, due to topography, there are minor variations in ridge height along the street. The changes proposed, alongside skylights to the front roof slope, would have a negligible effect on the appearance of the property from the front. The drawings also show that the raised ridge would not change the gradient of the roof. The 3no. front rooflights would be flush with the surface of the roof, and the rooflight above flat roof would not be higher than the ridge.

Part B dormer

This dormer would provide a second bathroom with 2no. obscure windows. This dormer would also provide the access door to the roof terrace. At 2.9m in depth, this would be less than half the depth of the outrigger, and would be stepped back from the rear edge by 3.7m. This would be lower than the part A dormer by 0.1m. The sunken part of the roof would be in 0.35m in height and 2.8m in depth, which would allow for 3 solar panels and so it would not be noticeable from neighbouring properties. The inspector under APP/Y5420/W/22/3300104 stated that they would have a neutral effect on the character and appearance of the area. With the reduction in the number of solar panels, and its design and positioning within parapet walls, would improve the character of the surrounding area.

Roof terrace

Under the dismissed appeal the inspector stated the introduction of a roof terrace of the scale proposed would, when combined with the scale, massing and design of the roof extensions as whole, result in an uncharacteristic and disproportionate addition to the building. Following the dismissal, the roof terrace would be 2.7m in width and reduced to 2.2m in depth, and would be stepped back from the rear edge by 1.5m, and from the existing outrigger chimney by 0.1m to give regard to its existing features. Overall, the proposed roof terrace is seen as an improvement to the dismissed proposal.

Rooflight above bedroom 2

This rooflight would be shorter in width than the roof terrace and would be the same depth as the existing chimney. It would appear proportionate and subordinate to the host building.

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.

Part A and B dormers

The height and depth of the proposed dormer would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Roof terrace

The boundaries of the roof terrace would be treated with a 1.1m high obscure glass balustrade with aluminium handrail at the rear and a 1.6m high obscure glass privacy screen on the side adjacent to no.21 to prevent overlooking and a loss of privacy.

In considering this application it is also important to bear in mind that in an urban area such as this, there is already a degree of mutual overlooking between properties, namely into gardens from upper floor windows.

In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions. The property at no.21 is slightly taller than the application site due to the topography of the street, and so the impact from the addition of a roof terrace would not be significant.

Rooflight above bedroom 2

This rooflight is not considered to lead to overlooking and therefore is considered to be acceptable in amenity terms.

Conclusion

The proposal is considered acceptable in terms of design and appearance and in terms of neighbouring amenity.

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

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.

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: 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.

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.