

Officer Report

Application Number:	HGY/2023/2912
Application Type:	Householder planning permission
Address:	22 Fortismere Avenue, Hornsey, London, N10 3BL
Proposal:	Erection of 2no. dormers and installation of a rear rooflight and 2no. front rooflights, replacement of the roof and installation of solar panels on a dormer roof. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	01/11/2023
Applicant:	Jenkins
Agent:	Mr Paul Duffy

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Objection from the Muswell Hill and Fortis Green Association has been received and summarised as follow:

- The proposal would have a detrimental effect on the street scene and the Conservation Area.

1.2 7 objections were received in response to notification and publicity of the application and are summarised as follows:

- Removal of hung tiles and rendering on the front elevation would lead to loss of original feature and harm the conservation area;
- The two front rooflights would overlook opposite property;
- The solar panels are out of character with the surrounding;
- The rear dormers are out of character, lead to loss of privacy and noise and disturbance during its construction;
- The proposed red clay tiles are not in keeping with the locality.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid-terrace property on the eastern side of Fortismere Avenue. The site is located within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 The proposed two rear dormer windows would each be approximately 3m wide x 2m high, positioned either side of the rear roof slope, and set back from the ridge, eaves and edges of the rear roof considerably. The windows would be dark metal framed and cladded with clay tiles on the dormer cheeks and roof to match the existing roof. Conservation style rooflights would be installed on the roof, with one at the rear and two at front on the southern side of the gable roof. It is observed that several neighbouring properties, including Nos. 16 and 18, have similar-sized rear dormers and rooflights. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. It is not considered to result in harm to the street scene. Therefore, the local character and visual amenity of the area will be protected.

2.4 Solar panels would be installed on the roof of the southern side rear dormer window. The panels would sit at a maximum of 10 degrees to the flat roof and would not be visible from the street. It is observed that No. 6 has existing solar panels on its rear roof. The panels are considered to be subordinate addition and would not harm the character and appearance of the host building and street scene.

2.5 Over the course of this application, the Applicant has amended the proposal by deleting the removal of the front tiles and replacing them with render from the proposal. Only the existing rendered surface would be re-rendered and the front tiles would be retained and the missing or damaged tiles would be replaced.

2.6 The height and depth of the proposed rear dormers would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. It is not considered the rear dormers would materially increase the level of overlooking for neighbouring properties given that the host property already has first floor rear windows.

2.7 Given the size, height, and direction of the front rooflights, there will be no material loss of privacy to neighbouring and opposite properties. Overall, the proposal is acceptable in amenity terms.

2.8 The installation of the solar panels would allow for a method of energy generation that would see another household contributing towards the council's environmental goals. Officers support the proposal that would be in line with both local and national policy on green initiatives.

2.9 The proposed development is in general accordance with Policies DM1, DM12 and DM21 of the Development Management, Development Plan Document 2017, and policies SP4, 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.

2.10 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.11 All other relevant policies and considerations, including equalities, have been taken into account. 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those demonstrated in the approved drawings.

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.

Informatives:

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.