

Officer Report

Application Number:	HGY/2023/1669
Application Type:	Householder planning permission
Address:	81 Mount View Road, Hornsey, London, N4 4JA
Proposal:	Construction of single-storey side infill extension to rear of ground floor of property; construction of dormer roof extension to rear of property; alterations to fenestration on rear and side elevations, including new ground floor oriel window on rear elevation; relocation of roof lights on front roof slope
Case Officer:	Eunice Huang
Valid Date:	14/07/2023
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Applicant:	Mr & Mrs Phillip and Stephanie Palgrave-Elliott
Agent:	Mr Kevin Cash

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following responses were received following consultation on the application:

1) LBH Conservation: No objection to the plans received on 1 December 2023. 81 Mount View Road positively contributes to the significance of Stroud Green Conservation Area. To the rear No. 81 and those in the group remain relatively unaltered, each house retaining its two-storey central outrigger with some small single storey extensions. Dormers are not characteristic on this section of the street. The rear elevation of No 81, predominantly first floor and above, is visible from Ferme Park Road.

Concerns were raised about the original proposal, in respect to the size, form features, openings and materials of the ground floor extension and dormer addition, resulting in a dominating development that would cause less than substantial harm to the conservation area.

The proposed scheme underwent a number of revisions, culminating in the submission of a scheme on 1 December 2023. The design and size of the dormers and ground floor extension were revised to be sympathetic to the existing building. The Senior Conservation Officer has advised that the revised scheme is satisfactory, subject to the inclusion of a condition for details/specification for external materials and window joinery details, normally at a scale of 1:5 or 1:10.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert and site notice. No representations were received.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the construction of a single-storey side infill extension to rear of ground floor of property; construction of dormer roof extension to rear of property; alterations to fenestration on rear and side elevations, including new ground floor oriel window on rear elevation; relocation of roof lights on front roof slope.

3.2 The application site is a two storey semi-detached dwelling. The site is located on the northern side of Mount View Road, within Stroud Green Conservation Area, in a residential area.

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

3.4 The proposal comprises two rear dormers, facilitating a loft conversion with two bedrooms, shower room and stairs. Each dormer has an external width of 2.33m and external depth of 2.6m. The dormer is set down approximately 0.46m from the existing ridge of the building and setback approximately 1.25m from the eaves. The dormer additions are subordinate in size and scale to the existing roof plane and building. It would not dominate the rear façade or adjoining properties. The proposed bulk and scale of the rear dormers would be comparable to neighbouring dormers at No. 85 Mount View Road. The two dormers are symmetrically placed on the rear roof plane, along with two centrally positioned rooflights. The proportions and placements of these roof alterations and additions, result in a coherent appearance at the rear façade.

3.5 The existing front roof plane has two rooflights positioned to the left of the front bay and turret. The proposal seeks to relocate the rooflights so that they are more symmetrically sited on the roof. The proposed size and alignment of the rooflights are sympathetic to the existing features of the building. In this regard, conservation style rooflights would be considered acceptable.

3.6 The proposed rear extension infills the western side of the existing outrigger. The extension has a length of 5.81m, which projects 2.02m beyond the existing outrigger. The extension has a width of 2.8m and a ridge height of 3.74m. The extension has a gable-end pitched roof which mimics the roof form of the existing outrigger. The 15sqm footprint of the rear extension is subservient to the existing building footprint. The bulk and scale of the infill extension would be subordinate to the host building. Nor would it dominate the neighbouring properties or rear gardens.

3.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The subject site and neighbouring properties benefit from a north-south orientation, where rear gardens and windows are oriented north.

Therefore, the existing two storey buildings cast shadows towards rear gardens. The subordinate single storey and dormer additions would not result in additional material shadow impact upon neighbouring properties. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties. The proposal therefore would not have a material adverse overlooking impact in this context.

3.8 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy 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.

3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING 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 Prior to the commencement of buildings works above grade, a schedule of all the proposed external finishes and materials, with exact product references, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

- 4 Prior to commencement of above ground works, details of the proposed window joinery,

at a scale of 1:5 or 1:10, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

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.