

Officer Report

Application Number:	HGY/2023/2861
Application Type:	Householder planning permission
Address:	Flat A, 23 Montague Road, Hornsey, London, N8 9PJ
Proposal:	Erection of rear dormer
Case Officer:	Roland Sheldon
Valid Date:	24/10/2023
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Applicant:	Agyekum
Agent:	- Hunt

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains an upper floor flat within a two-storey end-of-terrace L-shaped building located on the southern side of Montague Road, N8. The surrounding uses are residential, although the sports ground for Hornsey High School for Girls is located to the immediate south of the site.

The site is not located within a conservation area and does not contain a listed building.

2. THE PROPOSAL

The proposal is for the erection of a rear dormer.

3. Relevant Planning and Enforcement History

23 Montague Road, Hornsey, London, N8 9PJ

HGY/2013/1616: Erection of ground floor rear/side extension to ground floor flat – Approved 28/10/2013

HGY/2001/0358: The use of the ground floor as a self contained flat – Approved 19/04/2001

4. CONSULTATION RESPONSES

Internal & External Consultees

There were no statutory or non-statutory consultees for this planning application. No comments were received during the consultation period.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposal was subject to amendments, which saw the external material for the dormer amended to a zinc cladding, the expanse of glazing within the rear face increased in width, and the element of set-up of the dormer directly above the first floor rear window was increased from 0.2m to 0.5m.

Properties within this terrace on Montague Road are defined by L-shape forms with deep outrigger projections that intersect with the narrow width dual-pitch roof up to ridge level of the main roof. This roof form leaves only a narrow width of the main rear roof plane not occupied by the outrigger. The proposed dormer would occupy the full-width of the rear roof plane.

Whilst sizeable in relation to the original roof form, the dormer would be largely concealed from view by virtue of the outrigger projections of the host building and neighbouring no. 23. It would be of limited visibility from the public realm. The use of dark zinc cladding, the increased level of glazing and the set-up would serve to ensure that the dormer is on balance sympathetic to the character and appearance of the host building, and would be acceptable in design terms.

The proposal is therefore acceptable with regards to design and character considerations.

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.

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 the amenity of neighbouring residents.

The dormer would not overhang/project beyond the rear eaves, or above the original roof ridge level, and would be set within the rear roof plane. Its position, bulk and massing would not result in any unacceptable loss of light or outlook by the neighbouring occupants within the host building or within

neighbouring no. 23 Montague Road. The proposal is therefore acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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.

