



Officer Report

Application Number:	HGY/2023/2491
Application Type:	Householder planning permission
Address:	45 Landrock Road, Hornsey, London, N8 9HR
Proposal:	Rear single storey side extension and rear roof dormer with rooflight to front roof slope (AMENDED DESCRIPTION).
Case Officer:	Josh Parker
Valid Date:	18/09/2023
Applicant:	Mr Josh Woods
Agent:	Mr Anthony Kerby

1.SITE AND SURROUNDINGS

The application site relates to a two-storey terrace property with outrigger located on the southern side of Landrock Road. The site lies within the Crouch End Conservation Area and is an example of a late-Victorian/early Edwardian suburban development.

The houses retain much of their original details, including some front doors and detailing, and the terrace remains a good local example of late-Victorian domestic architecture. Accordingly, the terrace including No. 45, is considered to positively contribute to the significance of the Conservation Area, namely in relation to the frontage of this property.

2. PROPOSED DEVELOPMENT

The application is for following works to the rear of this dwelling:

- Rear single storey infill extension;
- Rear dormer extension;
- Conservation rooflights to front roof slope.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

4. CONSULTATION

LBH conservation – No objections

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of consultation letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 4

Support: 0

Objections summarised:

1. Light reduced/shading into property No 47.
2. Reduction of air flow to No 47.
3. Restricts oblique views of the garden to No 47.
4. Party wall considerations (Comment: Party wall matters are a civil matter and covered under separate legislation).

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of Crouch End conservation area,
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed works would add a rear infill extension to the side of the current two-storey outrigger. This would align with the back wall of the current outrigger and have a pitched roof, pitching down to a height of 2.7m on the shared boundary.

Due to the modest footprint and height of this extension, it would not dominate the rear elevation of the dwelling and would have limited visibility over and above the height of the boundary fence on the shared boundary. Such an extension would not result in harm to the character and appearance of the area. Rear infill extensions of this nature are common to properties in the immediate area, namely Nos. 25, 35, 39, 41 and 49.

The extension here is considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

The proposed development would introduce a wide and flat roof rear dormer extension on the main rear roof slope. The dormer is to use horizontal timber cladding and have a Juliette balcony and obscure glazed window facing onto outrigger extension.

While the rear dormer is a large feature this would be well screened from public views, with equally views of it in part restricted by way of the rear outrigger. This element of the proposal would also introduce a form of development not uncharacteristic of the dwellings in the surrounding area.

For the above reasons, as well as the somewhat evolved context to rear elevations in this terrace more generally, it is concluded that the proposed development would not cause undue harm to the character or appearance of the conservation area.

In this case it is also pointed out that the significance of the conservation area as a heritage asset, lies more in the consistency and uniformity in the frontages to these properties, while the rears have a more neutral effect.

Overall, it is concluded that the proposed development would not cause undue harm to the character or appearance of the conservation area, as such leaving it preserved.

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.

As summarised above the proposal has given rise to a number of representations, raising concerns in relation to impact on amenity.

The rear extension will be of a height of 2.7m (revised from 2.8m) on the shared boundary (west facing) and will not project beyond the rear wall of the current outrigger. The height and depth of this extension will not adversely affect the amenity to No 47, as the wall to the extension on the boundary is kept relatively low. It is noted that there is a current infill extension sitting on the boundary, infilling part of the side return space to this property. As well it is noted that there is vegetation on this boundary within the grounds of No 47, with a slight differential in ground levels, with No 47 sitting slightly higher than the application site.

Given such conditions it is viewed that the extension over and above the fence line/ existing structure, is not significant, and as such this new extension will not adversely affect neighbouring amenity in terms of conditions of light, outlook or have an overbearing/ tunnelling effect or lead to overshadowing.

It is also pointed out that the infill extension here will sit in the shadow of the current outrigger and that in understanding impact on light it is also important to bear in mind that daylight is dependent on how much clear sky is visible from a particular window/ specific reference. The visible surface of the extension is viewed to be too low in height to materially impact the amount of visible sky seen, given as mentioned current conditions/ the backdrop of the current outrigger etc.

The position and height of such an extension would equally not materially affect air circulation to No 47 nor is there any evidence to support the notion that it would lead to a material change in circulation.

The scale and siting of the roof extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance in relation to neighbouring properties.

It is accepted the roof extension would introduce additional glazing at roof level, however this would not lead to a significant increase in the extent of overlooking over and above the extant and mutual overlooking from the upper floor windows. Much of the outlook from the Juliette windows would be onto the flat roof of the current outrigger.

As such, in terms of amenity, the proposal is considered acceptable in line with the above policies.

Conclusion

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. 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.
3	The external materials to be used for the proposed rear extension shall match in colour, size, shape and texture those of the existing building. 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.
4	The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area.

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.