



Officer Report

Application Number:	HGY/2023/3061
Application Type:	Householder planning permission
Address:	27 Woodland Gardens, Hornsey, London, N10 3UE
Proposal:	Retrospective planning permission for an existing roof terrace on the existing flat roof of the outrigger, with frameless glass balustrade on all three sides.
Case Officer:	Ben Coffie
Valid Date:	14/11/2023
Applicant:	Mr and Mrs Brown
Agent:	Mr Declan Fallon

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the North side of Woodland Gardens. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is for the retention of a terrace above a two-storey rear outrigger, which would measure 2.6m in length and 3.2m in width.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

N/A

Local amenity groups

The following local groups/societies made representations: N/A

Neighbour Consultation

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

No of individual responses 22

Objecting 0

Support 0

Neither 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 proposed terrace is built above the existing roof of the two-storey rear outrigger of the property. It measures approximately 3.2m wide and be 2.6m deep. **The structure is installed with a glass balustrade which measures approximately 1.1m in height however it is without privacy screen and the decking finished is with timber materials.**

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible given its location at the rear of the terrace. It is recognized that the in most cases within the terrace, the flat roof of the outriggers have terraces installed, therefore the terrace here would preserve the appearance of the prevalent outrigger feature of the rear elevations.

As such, the proposal is considered subordinate to the roof slope in keeping with the existing pattern of development.

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.

There is mutual overlooking into the rear neighbouring gardens, moreover it is acknowledged rear terraces above outriggers are prevalent within the terrace. Regarding the adjoining residential properties, whilst it is accepted that there would be some degree of overlooking, given the prevalence of this type of development as seen at No.25 (which has the nearest window closest to the development) on balance the terrace is not considered harmful to residential amenity above what is currently experienced in the existing context.

It is noted that the proposed roof terrace may provide the opportunity for gatherings. Given its modest size, there would be less likelihood of noise reaching intrusive levels. Although an hours of use condition on external

space is often attached in respect of commercial properties, to do so in respect of a residential property would be difficult to enforce and unduly restrictive in respect of family property.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the surrounding area and would not 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 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.