

Officer Report

Application Number:	HGY/2023/2703
Application Type:	Householder planning permission
Address:	23 Methuen Park, Hornsey, London, N10 2JR
Proposal:	Erection of single storey rear extension, construction of side dormer with associated front and rear rooflights, construction of roof terrace
Case Officer:	Laina Levassor
Valid Date:	16/10/2023
Applicant:	MR & MRS TOBY FINDEN-CROFTS JUSTINE FIELD
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a four-storey dwelling located on the eastern side of Methuen Park forming part of a terrace of linked semi-detached houses with a square ground floor projection with an oriel window above. The site is within the Muswell Hill conservation area

CONSULTATION RESPONSES

Four representations were received in response to the notification and publicity of this application. The following comments were received, only those which are material are addressed and if not addressed below are addressed within the next section of this report:

- Harmful impact to neighbouring amenity
- Negative impact to appearance of conservation area
- Lack of heritage statement (Officer Comment: This does not form part of validation requirements)

AMENDMENTS

The following amendments were made to the original submission on officer recommendation:

- i. The proposed roof terrace which accompanied the dormer is removed from the proposal
- ii. Proposed dormer windows facing neighbouring No.21 are replaced with a skylight

PROPOSED DEVELOPMENT

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.

London Plan Policy D4 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.

Construction of Side Dormer

At roof level, a side dormer is proposed to facilitate the enlargement of the second floor to create additional bedroom and bathroom space. The dormer, set within the east bearing hipped roof slope is to be constructed in materials matching the roof and is set up from the eaves of all roof slopes, minimising its visibility from the front and rear elevations. The initial proposal is amended as noted above to remove a proposed roof terrace and remove any side elevation windows proposed. Proposed side elevation windows for the dormer are replaced with a skylight to avoid any additional vantage points and resultant overlooking.

The host building is sited within a residential area where several dwellings within close proximity have dormer additions of varying scales therefore it is considered the proposal would be well integrated and respect the form of construction within the area. Similar development at roof level has been undertaken at several properties along Methuen Park and it is considered that the option presented as part of this application is more sensitively designed, less overbearing and appears more subordinate than other examples. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the conservation area will be protected.

Single Storey Rear Extension & Associated Rear Alterations

Proposed at the rear elevation is the replacement of an existing extension. The proposed extension equals the footprint of the existing, proposing a small increase to the height. The increase in height is mitigated by the introduction of a sloped roof which falls to similar height of the existing extension. Rear alterations include the replacement of existing rear doors with folding sliding aluminum doors. The new extension and associated alterations consolidate an existing void space at the lower ground floor and ground floor level to create an enlarged internal ceiling height.

REASONS FOR GRANTING PERMISSION

The proposed extensions and alterations are to be constructed in materials which would match the original materials used in construction of the dwelling, with modernised additions considered to complement the host building. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The height, depth and placement of the extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies 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.

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

Conditions:

- 4 The external materials to be used for the proposed development 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.

- 5 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.

- 6 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.

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.