

	Officer Report		
Application Number:	HGY/2023/3025		
Application Type:	Full planning permission		
Address:	103 Fairfax Road, Hornsey, London, N8 0NJ		
Proposal:	Proposed removal of an existing metal pitch roof on the principal elevation, raise the ridge height, and construct a new part mono pitched front-facing tiled roof and a flat roof.		
Case Officer:	Ben Coffie		
Valid Date:	09/11/2023		
Applicant:	Mrs Wardpimm		
Agent:	Mr Michael Krousti		

Site and Surroundings

1. The subject site contains a single storey building containing a studio flat located on the northern side of Fairfax Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

The Proposal

2. Proposed removal of an existing metal pitch roof on the principal elevation, raise the ridge height, and construct a new part mono pitched front-facing tiled roof and a flat roof.

Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

HGY/2021/1738: Certificate of lawfulness: existing use Conversion of garage into self-contained studio flat – Approved 29/07/2021

HGY/1993/1212: Erection of single storey rear extension – Approved 11/01/1994

3. CONSULTATION RESPONSE

There were no statutory consultees for this proposal.

4. LOCAL REPRESENTATIONS

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

Objecting: 0

Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, character and appearance and;
2. Impact on neighbouring amenity;

Design, character and appearance

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.

The proposed alterations to the existing extension would be acceptable with regards to design and character considerations, improving the somewhat makeshift appearance of the existing roof. As such, the proposal is 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 amenity of neighbouring resident.

The slight increase in height of the extension would not result in any material impact on the amenities of neighbouring residential occupants. As such, the proposal is acceptable with regards to amenity impact considerations.

Conclusion

The proposed extensions and alterations are acceptable in design terms and would not result in an unacceptable impact on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following conditions: