



Officer Report

Application Number:	HGY/2023/3173
Application Type:	Householder planning permission
Address:	11 Perth Road, Hornsey, London, N4 3HB
Proposal:	Loft conversion with a rear dormer extension inc. a Juliet balcony and insertion of 2no. front rooflights.
Case Officer:	Daniel Boama
Valid Date:	27/11/2023
Applicant:	Wright
Agent:	- Savage

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a three-storey mid-terrace dwellinghouse on the southeast side of Perth Road, between Ennis Road to the northeast and A1201/Stroud Green Road to the southwest. The Faltering Fullback pub is to the northeast of the site, on the corner of Perth Road and Ennis Road. The site is in the Stroud Green conservation area and is not within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for a loft conversion with a rear dormer extension that would include a Juliet balcony and the insertion of 2no. front rooflights.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No planning history

4. CONSULTATION RESPONSES

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed roof dormer extension would be to the rear of the property. It would be 5.1m wide and be 3.9m deep. The overall height of the proposed roof addition would be 2.0m, lower than the roof ridge by 0.2m.

It would be finished in materials that match those of the existing dwelling. The roof dormer window would accommodate 2no. of bedrooms within the subject building. It is observed that neighbouring properties within the terrace do not have roof extensions. A similar extension was approved at no.10 on the opposite side but it benefits from a rear roof plane of greater depth than its neighbouring properties.

Considering that the roof as well as the neighbouring roofs between no.1-9 are shallow, the massing and design in the proposed roof extension is considered excessive and inappropriate. As such, the proposal is considered disproportionate to the roof slope and insubordinate to the host building. It would be out of character with the design of the host and neighbouring buildings and out of keeping with the existing pattern of development.

Whilst it may be possible to view the proposal from between the rear of no.54 Stroud Green and the side of block of flats at no.3 Ennis Road, the view would be dominant. Therefore, the local character and visual amenity of the Stroud Green conservation area would be adversely impacted.

The subject property is within the Stroud Green Conservation Area and has been identified to be within terraces or groups of buildings which are significant due to their unbroken roofline and hold substantial heritage value.

As such, the proposal would not comply with Policy DM9 of the Development Management, Development Plan 2017 and would not preserve or enhance the character and appearance of the conservation area. The proposal would be unacceptable in heritage terms.

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 scale and massing of the proposed roof dormer extension is considered excessive for the size of the roof but would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. There would not be material loss of privacy to the neighbouring properties. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is not in accordance with Policies DM1 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 does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site and would/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/refused for the reasons set out above.

7. RECOMMENDATION

The proposed dormer would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area by reason of poor design as well as its awkward siting and scale, contrary to DPD Policies DM1, DM2 and DM9, and London Plan Policy HC1.

Refusal Reasons:

The proposed dormer would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area by reason of poor design as well as its awkward siting and scale, contrary to DPD Policies DM1, DM9 and DM12, and London Plan Policy HC1.